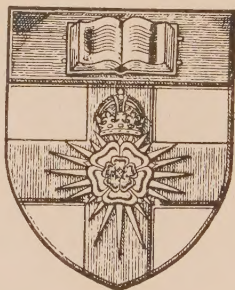


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THE SURVEYORS' INSTITUTION

(Incorporated by Royal Charter),

12, GREAT GEORGE STREET, WESTMINSTER, S.W.

TRANSACTIONS.

VOL. XXII.

SESSION 1889-90.

LONDON:

PUBLISHED AT THE INSTITUTION,

12, GREAT GEORGE STREET, WESTMINSTER, S.W.

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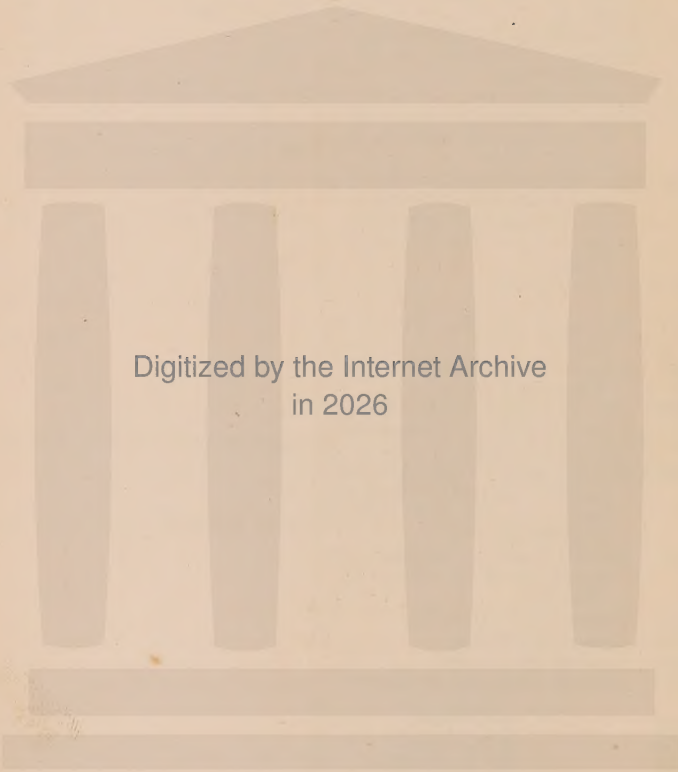


NOTICE.

This Institution does not, as a body, hold itself responsible for statements made or opinions expressed, either in the Papers read or in the discussions which have occurred, at the Meetings.

CONTENTS OF VOL. XXII.

Page.		No. of Paper.	Author of Paper.	Date.
i	Title-page of Vol. XXII.			
v	List of Officers for Session 1889-90.			
vi	Objects, &c., of the Institution			1889.
1	Opening Address as President	162	E. P. Squarey.	Nov. 11.
21	The Tithe Question; with Suggestions for the Redemption of the Rent-Charge (No. 2.)	163	E. Ryde . . .	Nov. 25. Dec. 9. 1890.
59	Discussion on Mr. Ryde's Paper			Jan. 6.
85	Adjourned Discussion on Mr. Ryde's Paper	164	H. H. Smith .	Jan. 27.
117	Landed Incomes			
151	Some Suggested Amendments in the Law and Practice of Compensation	165	G. M. Freeman	Feb. 10
181	The Establishment of a Tribunal for the Trial of Compensation Cases (with adjourned discussion on Mr. Freeman's Paper)	166	S. Woolf, Q.C.	Feb. 24.
215	"Betterments"	167	T. W. Wheeler, Q.C. . . .	Mar. 10.
247	Discussion on Mr. Wheeler's Paper			Mar. 24.
275	Adjourned Discussion on Mr. Wheeler's Paper			Apr. 14.
309	The Principles of the Exemption of Public Undertakings from Rateability	168	F. Marshall .	Apr. 28.
337	The Encroachment of the Sea on Some Parts of the English Coast, and the Best Means of Preventing it	169	R.F.Grantham.	May 12.
367	Annual General Meeting for the Election of Officers for 1890-91			June 2.
368	Presentation of Prizes.			
370	Report of Council.			
382	Balance Sheet, 1889.			
384	Memoir of C. H. Anderson, Q.C., M.P.			
385	" W. Brown.			
386	" J. R. Cassell.			
386	" W. F. Homfray.			
386	" T. Horsey.			
387	" A. Ivimey.			
388	" W. L. Mason.			
388	" R. Parnell.			
389	" R. Paterson.			
389	" Hon. H. W. Petre.			
390	" G. W. Stevenson.			
391	" E. J. Thompson.			
392	" R. Vawser.			
393	" W. Waistell.			
393	" J. G. R. Ward.			
395	List of Donations and Contributions to the Library.			
399	List of Members.			
451	Provincial Committees.			



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The Surveyors' Institution

(INCORPORATED BY ROYAL CHARTER),

12, GREAT GEORGE STREET,

WESTMINSTER, S.W.

OFFICERS, 1889-90.*

COUNCIL.

President,

ELIAS PITTS SQUAREY

Vice-Presidents.

ROBERT COLLIER DRIVER

CHARLES JOHN SHOPPEE

FRANCIS VIGERS

THOMAS CHATFEILD CLARKE

Members of Council.

DANIEL WATNEY

ROBERT VIGERS

JAMES MARTIN

THOMAS MILLER RICKMAN

HENRY JAMES CASTLE

ROBERT GEORGE CLUTTON

ALEXANDER MILNE DUNLOP

JOHN SHAW

CHRISTOPHER OAKLEY

ARTHUR GARRARD

WILLIAM MATHEWS

Professional Associate of Council.

EDWARD SMYTH

Associates of Council.

JOHN WOLFE BARRY

SIR RICHARD EVERARD WEBSTER, Q.C., M.P.

Past-Presidents.

JOHN CLUTTON

EDWARD RYDE

WILLIAM STURGE

WILLIAM JAMES BEADEL, M.P.

Honorary Secretary.

JOHN WORNHAM PENFOLD

Secretary.

JULIAN C. ROGERS

* A List of the New Council elected June 2nd, 1890, will be found on page 367.

The Surveyors' Institution

(INCORPORATED BY ROYAL CHARTER)

Is established—

1. To secure the advancement and facilitate the acquisition of that knowledge which constitutes the profession of a Surveyor, viz.—the art of determining the value of all descriptions of landed and house property, and of the various interests therein; the practice of managing and developing estates; and the science of ad-measuring and delineating the physical features of the earth, and of measuring and estimating artificers' work.
2. To promote the general interests of the profession, and to maintain and extend its usefulness for the public advantage.

THE INSTITUTION consists of four classes, viz.—FELLOWS, PROFESSIONAL ASSOCIATES, ASSOCIATES, and HONORARY MEMBERS, with a class of STUDENTS attached.

A FELLOW must be more than twenty-five years of age, and must have acquired a practical knowledge of surveying in one or other of its branches as above defined; he must have so practised on his own account for more than five years; or must be a member of a firm of Surveyors established upwards of ten years; or in partnership with a Surveyor of ten years' standing;* or he must have passed the Voluntary Examination declared in the Rules of Examination to appertain to the class of Fellows. Fellows have the right, conferred by the Charter, to use the letters F.S.I. after their names.

A PROFESSIONAL ASSOCIATE must be more than twenty-one years of age, a Surveyor by profession, in practice on his own account or employed as an Assistant in a Surveyor's Office, and qualified for the class by having passed the Students' Proficiency Examination, or the Professional Associates' Qualifying Examination. Professional Associates have the right, conferred by the Charter, to use the letters P.A.S.I. after their names.

** These qualifications hold good until the provisions of the Charter relating to the Compulsory Examinations for Fellows come into force in August 1891.*

An ASSOCIATE must be more than twenty-one years of age, not a Surveyor by profession, but his pursuits must be such as to qualify him to concur with Surveyors in the advancement of professional knowledge.

An HONORARY MEMBER must be a person who, either by reason of his position or experience, or his eminence in science, may be enabled to render assistance in promoting the objects of the Institution, but who is not engaged in practice as a Surveyor in Great Britain or Ireland. He has the privilege of being present and taking part at all Ordinary General Meetings, and of access to the Library, but no right of voting, discussing, or otherwise interfering in the affairs of the Institution; nor is he called on to contribute to its funds.

STUDENTS (who must not be under eighteen years of age) qualify as such by passing the Students' Preliminary Examination. Candidates for Studentship who can produce a Certificate of having passed the Matriculation Examination of the University of Oxford, Cambridge, London, or any other University in the United Kingdom, or who have passed, with Honours, the Senior Local Examination of the University of Oxford or Cambridge, or who have obtained a Higher Certificate at the Examinations of the Oxford and Cambridge Schools' Examinations Board, are exempted from this Examination, and may be admitted by the Council on the recommendation (according to a form) of four Fellows and two Associates, or of the Fellow or Associate to whom they are or have been articulated; but it is obligatory on all Students to undergo the Proficiency Examination at the close of their Student course, at the time and under the conditions applying in each particular case under the Rules of Examination.

The Council may accord to Students such privileges, subject to such terms, regulations, and restrictions, as they shall from time to time prescribe.

Any person desirous of being admitted into the Institution (excepting to the class of Students) must be proposed and recommended according to a form, in which the full name, place of business (if any), usual residence, and qualifications of the candidate must be distinctly specified. This form must be subscribed by him, and signed by at least six Fellows or four Fellows and two Associates, certifying a personal knowledge

of the candidate ; or, in the case of a person who has passed the Qualifying Examination, by four Members of the Council, of whom the President shall be one, after careful enquiry into the antecedents of the applicant.

The proposal so made, being delivered to the Secretary, will be submitted to the Council, who, on approving the qualifications, will determine the class for which the candidate is to be presented for ballot.

The following are the rates of contribution to the funds :—

	Annual Subscription.				Admission Fee.		
	£	s.	d.		£	s.	d.
<i>Student</i>	1	1	0	.	—		
<i>Associate</i>	2	2	0	.	3	3	0
<i>Professional Associate</i>	2	2	0	.	3	3	0
<i>Fellow</i>	3	3	0	.	5	5	0

No person can become a Member (other than an Honorary Member) of the Institution, unless and until he pays as his first Subscription to the Institution, in the case of becoming a Fellow of the Institution, the sum of Eight Guineas, in the case of becoming a Professional Associate of the Institution, the sum of Five Guineas, and in the case of becoming an Associate of the Institution, the sum of Five Guineas.

All Fellows, Professional Associates, and Associates, are required, within twelve months after their election, to deliver to the Council an original Paper on some subject connected with the profession, or to make a donation to the Library or Collection.

The affairs of the Institution are under the management of a Council, which is elected annually, consisting of a President, four Vice-Presidents, sixteen Fellows, two Professional Associates, and two Associates.

The Session of the Institution commences annually on the second Monday in November, and continues to the end of May. The Ordinary General Meetings are held on every alternate Monday during the Session. At these Meetings original communications are read on professional subjects, and their merits fully and freely discussed. Every Member has the privilege of introducing one visitor to these Meetings. Members are entitled to a copy of any printed publication issued by the Institution after their admission.

THE OPENING ADDRESS

BY

ELIAS PITTS SQUAREY, PRESIDENT,

AT THE ORDINARY GENERAL MEETING OF
THE SURVEYORS' INSTITUTION,

NOVEMBER 11TH, 1889.

GENTLEMEN,

Again an opportunity is granted me of thanking you for my re-election to the honourable office of President. Let me, in the first instance, congratulate you on the continued and advancing prosperity of our Institution. At the commencement of my Presidency we numbered—

14 Honorary Members.
784 Fellows,
333 Professional Associates,
90 Associates,
102 Students, or 1,323 of all classes.

The total number now stands at 1,448, besides a large number of new Members (nearly one hundred) in various stages of election.

Nor is it unreasonable to look forward to a continuously increasing accession, consequent upon the widely extended and yet extending influence of our Provincial Committees. This new departure has, in many districts, more than fulfilled the expectation of the Council in bringing into relation with our Institution many who (resident in distant localities, with possibly infrequent opportunities of visiting London) are thus brought into immediate and sympathetic communication with us and with each other. The extension of

these Committees will, doubtless, strengthen and consolidate our Institution, will widen its influence, will tend to disseminate its valuable literature, and will afford an increased area of selection for representatives on the Council.

I may also mention, before proceeding to general topics, that the Council have authorised the holding of a few so-called Junior Meetings during each Session, to be attended only by Students and Examinees under 32 years of age.

It is believed that meetings of the kind can hardly fail to be useful in training the younger Members in literary habits, and in cultivating the power of speaking in public.

The slightly sanguine expectation suggested in my last year's Address, as to an improved condition in some departments of the land market, has scarcely been realised. The humid, sunless, dispiriting summer of 1888 resulted in generally inferior cereal crops, of uniformly low quality and value, represented by an average value, from September 1st, 1888, to September 1st, 1889 (an interval more or less exact for the realisation of the crop of 1888),

Of wheat	-	-	-	30s. 8d.
„ barley	-	-	-	25s. 4d.
„ oats	-	-	-	17s. 6d.

I may be forgiven if I depart from the usual lines upon which an Opening Address should be founded, to call attention to a matter of grave moment to farmers and landowners disclosed in these figures. The average value of barley for ten years, from 1860 to 1870, was 36s. 1d. per quarter, and 26s. 7d. per quarter for 1886-87-88, whilst the average up to September 1st, 1889, is only 25s. 4d. This variation appears to be due rather to a degradation of quality than to those causes of cheapened transport and increased areas of cultivation which have tended to reduce the value of wheat and oats, inasmuch as the sources of supply of the best imported barley are of comparatively limited area and production.

The inferior qualities of barley (certainly an exceptionally large proportion of the growth of 1888), being generally consumed on the farms, are not included in these results, and the omission of their values increases *pro tanto* the stated average. Hence English barley, ranging 30 years ago from 35s. to 42s. per quarter, now compares with an average of about 26s. per quarter, whilst the Bavarian and French barleys are currently selling from about 48s. to 50s. per quarter in Mark Lane. I suggest, then, as a most important area for inquiry, the causes of this generally lowered character and quality of barley now as compared with that currently grown 30 years since. This degradation in quality cannot be tabulated, but my inquiries amongst corndealers, maltsters, and farmers having experience of the past 30 years in all parts of England, tend to confirm the view that really fine "kindly" samples of barley are now the exception where formerly they were the rule.

The seasons have not permanently changed, the efforts to obtain the best varieties and samples for seed are persistent, and every method and variation of cropping has been tried, and yet, as I have said, the Burton brewers and maltsters are paying 45s. to 50s. per quarter for the rare best English and foreign barleys, as against the miserable average of 25s. of our markets! And no indisposition exists to use the home growths if, as formerly, good quality were obtainable in sufficient quantity. I commend this most important question to our great chemists—to Rothampstead and Woburn, Cirencester and Downton.

Again, as to cereal and wheat imports, let us look calmly at the position. The American supply and area of wheat cultivation does not increase, and with the produce comes a wail of complaint from the grower as to the profitless nature of his labour. As to the United States, certainly the ability to consume seems likely at no distant date to overtake production. Indian growths and exports of wheat would be

greatly moderated if the premium on exports due to the depreciated rupee were to disappear (and high Imperial and Indian authorities unite in the conclusion that some method of assimilating the currency between England and our Indian Empire must be arrived at). Russia, whilst wisely stimulating the construction of railways and other means of internal transport, is only able to meet Indian and American wheat competition in her exports of wheat through the heavy depreciation of the rouble; whilst last, but certainly not least, the enormously increasing gold supplies, due not only to the enlarged areas of production, but to better mechanical and scientific manipulation, inevitably tend to higher prices for all produce. So far as to cereal competition.

Major CRAIGIE's recent valuable and interesting contribution in the Royal Agricultural Society's "Journal" on the "Growth and Development of the Trade in Frozen Mutton," and Mr. CLAY's Paper, "American Cattle Markets and the Dressed-Beef Trade," afford exhaustive analyses of the relations and prospects of the meat trade and imports, whether live or dead.

The conclusion of Major CRAIGIE, that the frozen-mutton trade, even with its present rapid development, now only affords about 3 lbs. per head to the population of Great Britain, out of an estimated total meat consumption of 106 lbs. per head, is significant; whilst the table at page 233 of the Royal Agricultural Society's "Journal," indicating that while from 1883 to 1888 the English mutton values had only receded about $\frac{1}{4}d.$ per lb. on a value of $7.6d.$ per lb., the Australian and New Zealand had fallen away $2\frac{1}{2}d.$ per lb. on a value of $5.4d.$ per lb., implies a distinct marketable preference for home products which is at once valuable and consolatory.

These statistics, taking into consideration the high prices ruling for mutton in the English markets during the present year (probably reducing the proportion of fall referred to

above), appear to afford abundant grounds for satisfaction to stock-farmers, and indicate, conclusively, that it is in the direction of increased production of live stock, and making them marketable for consumption according to the varying character of our soils, localities, and climates, that a reasonable, moderate, and permanent prosperity in farming industry may be looked for. But this opinion must in no degree be taken as implying a belief that the home growth of wheat and barley is to cease, or to be very largely lessened. On lands and in climates adapted for these cereals they will continue to be grown, and, I believe, with profit, as parts of a system of husbandry of which each product is an aid to the crop which follows it: each conferring benefit on the other. It is this consideration which renders so unreliable the estimates of cost of production of any one crop or product which are so often put forward. The produce of a farm must be regarded as a whole, and every reasonable possible elasticity of rotation, character of crop, and disposal of produce should be afforded.

From our present standpoint it may be interesting to reflect upon the changes in the commercial and political aspect of land as an investment, the alteration in sentiment in relation to land as a possession, and the generally modified conditions which, since, say, 1870, have arisen to affect the disposition to buy or sell land. The commercial value of land should theoretically be affected in proportion only as the net annual income for occupation, or as obtainable in the form of rent, compares with that from other safe and reliable sources of income. Consols bearing interest at $2\frac{3}{4}$ per cent., and shortly to be reduced to $2\frac{1}{2}$ per cent., may reasonably compare with a net income from land; and, in the past, this relation has more or less currently obtained with the preference for land, having regard to its capacity for a possible increase in value for purposes outside its merely agricultural application. But, for the present at least, these relations

have ceased. The equivalent in years' purchase of $2\frac{3}{4}$ per cent. is 36.6 years' purchase; of $2\frac{1}{2}$ per cent. 40 years' purchase. Yet the experience of this widely-gathered audience points to a multiplier varying from 24 up to 30 years on net rental or income as the maximum, except in the few cases where a building, accommodation, or speculative value attaches. Indeed, in many cases buyers cannot be found even at these prices. The causes of this divergence (not necessarily permanent) from the long-existing proportion between the income and value of Consols and the income and value of land, are many, and for the most part patent to an investor's mind. Foremost arises the consideration whether any existing arrangement as to rent between landlord and tenant can as yet safely be relied on as a basis upon which to form an estimate of *net income*. The tendency for the past decade has been so uniformly downwards that buyers reasonably ask themselves whether "bottom" has been touched. So far as cereal produce is concerned the lowered cost of transport to Great Britain from every quarter of the globe, the existence of almost limitless new and increased areas of production, the premiums afforded to Indian exports of wheat by the depreciation of the rupee, and, as regards meat, the steady increment of cattle and beef supplies from America, and imports of frozen mutton from Australia, New Zealand, and the Argentine Republic, beget caution and consideration.

Further, the political agitation in relation to land and its tenure suggests possibilities as to how far the rights of property, as recognised in the past, may be dealt with or moderated in the future. Certainly the extreme programme of the Land Nationalization and other kindred movements, has not, happily, found favour with the great common-sense mind of the English people, and it is scarcely likely that these socialistic confiscating tendencies will largely commend themselves; but their very existence is an element affecting the

disposition to invest in a security which, of all others, is most coveted by those who have it not, and is most open to attack.

But these considerations, however weighty, only represent one side of the question, and, dealing categorically with them, it may be urged that rentals and net values *are* settling themselves: not, happily, here through the operation of legislative interference, but by the honest "higgling" of the market, which enables the buyer to buy what he wants at a price he is willing to pay, and the seller to obtain what an open market demonstrates to be a market value. When once the situation, whatever it may be, is accepted and admitted, the existing variation for investment between income from Consols and from land may be likely to disappear.

The legislation of the past Session is of considerable interest. Among the Acts which received the Royal assent, the Board of Agriculture Act is most acceptable, and likely to be most eminently useful in all matters relating to land. Clothed with the powers of the Privy Council under the "Contagious Diseases (Animals) Act," the Board undertakes the comprehensive duties of the Land Commission, so courteously and ably fulfilled by our Honorary Members Sir JAMES CAIRD and Col. LEACH, together with the authority and responsibilities of the Commissioners of Her Majesty's Works and Public Buildings under the Survey Act of 1870: the collection and preparation of statistics relating to agriculture and forestry: the inspection of schools in which technical instruction is given in agriculture or forestry, and overlooking the examinations incident thereto, and the making of such research and experiments as may be thought important for the advancement of agriculture and forestry. The new Board will happily constitute an office from which information and advice upon every matter connected with land, with agri-

culture, and with the varied interests relating thereto, will be afforded. It will be an authority, a well-informed, reliant, and reliable centre, from which may be expected to emanate prompt decisive action and instruction in cases of contagious or epidemic diseases, to the obvious advantage of the public interests. We may thus look forward to a controlling action, as to pleura-pneumonia, foot-and-mouth disease, and kindred sources of anxiety to stock-owners, which may be expected to stamp out these pestilent evils. The drastic remedies of destruction of infected herds, so successfully applied under the visitation of the cattle plague, is undoubtedly necessary; and it may be fairly and firmly demanded that the Imperial Exchequer should contribute, if not all, at least a very large proportion of the compensation justly payable to the owners of infected cattle slaughtered in the interests alike of meat and milk consumers and producers. At last, too, a status is given to education in forestry. It is remarkable that the United Kingdom, producing, probably, as fine and valuable timber as any part of the world, should have afforded no means of education in the direction of home forestry. Arising out of this Act, the Council of the Institution have prepared a complete system of Special Examination in this subject, as well as in Sanitary Science and in Land Surveying and Levelling. These Special Examinations, which are confined to Members of the Institution, are likely to be of great service to young practitioners, to whom a new opening of usefulness and advancement is thus furnished.

Reverting to the Board of Agriculture, it is an additional satisfaction that its first President, the Right Hon. HENRY CHAPLIN, is one who, by his knowledge and experience of land and agricultural matters and their varied surroundings, will bring to the Board a vigorous capacity and statesman-like breadth of view in the discharge, with his able colleagues, of these new and important duties.

The Arbitration Act is of abundant interest to this Institution. Brought in by the ATTORNEY-GENERAL whose wide yet technical experience in all matters connected with arbitrations enables him specially to deal most capably with these matters, this Act repeals portions of the Common Law Procedure Act, 1854, and other Acts relating to arbitration, makes the submission irrevocable, unless the contrary intention is expressed, or by an order of a judge, and gives to it the effect of an order of the court. Certain provisions set out in the schedule are to be implied in all submissions to arbitration, in the absence of any stipulation to the contrary. These provisions would seem to relate to the appointment of arbitrators, the time for making awards, the power to call and examine witnesses on oath in matters incident to the reference within the discretion of the arbitrators or umpire; the production of books or documents having bearing on the matter at issue, and a power to compel the attendance of witnesses on subpoena. The effect of this Act is to materially strengthen the hands of arbitrators or their umpire in every reasonable direction.

As most of those whom I address are aware, the question of rating advertising stations has been a subject of some difficulty. An Act, called the Advertising Stations Act, which received the Royal assent this year, provides for the rating of unoccupied or occupied premises in respect of increased rental value derived from their application to this purpose. The *occupier* is the person liable to be rated; not the advertising contractor. Power is reserved to the local authorities to enable them to prohibit or sanction the use of temporary hoardings for advertising purposes, subject to a payment or some other equivalent consideration.

The general tendency of the attempted legislation in the shape of Bills thrown out or withdrawn during the past Session, with some minor exceptions, is that of unreasonable

and unnecessary interference with the rights of property and possessions of all kinds, imposing trouble, costs, and disabilities to secure ends which seem likely to result in disappointment, and, in some cases, disastrously to the public interests.

The withdrawal of the Land Transfer Bill of Lord HALSBURY was somewhat unexpected. This measure, as introduced in 1888, was dealt with by Mr. WILLIS BUND in a most exhaustive Paper, and discussed at considerable length at one of our Sessional Meetings; whilst many of its provisions were felt to be unduly onerous, and, in certain cases, unnecessary, yet, on the whole, it sought to afford a "modus vivendi" in the direction of the much-dreamed-of and earnestly-demanded scheme of registration. The Bill of 1888, redrawn and amplified, was greatly modified and amended in Committee in the Session 1889.

Neither of these Bills has found favour with those who, presumably, should be best informed as to the methods of reform and economy incident to the transfer of land. The Incorporated Law Society, at their meeting last year in Newcastle-upon-Tyne under the presidency of Mr. LAKE, and this year again at Nottingham, have recorded their dissent not only from its principles, but also from its procedure. A main issue seems to be the determination of an active and aggressive minority in Parliament to make absolutely patent to the public all dealings with land, whilst the traditions and inclinations of landowners and their solicitors, as a rule, lie in the direction of reticence and secrecy. Up to this date the lawyers and landowners have been successful; but surely a "via media" may be arrived at if a few men of unbiassed views, trustworthy and experienced, be called upon to determine some reasonable solution of this vexed subject, and to secure the admitted benefit of a cheaper transfer of land. It will be remembered that the Bill was withdrawn on the defeat of the Government on the

clause that land passing under a will should, like personal property, be vested in the executors for a year.

A Bill relating to tithe rent-charge was introduced by the Government at the end of the Session. The Bill, as originally drawn, conferred on the tithe-owner an alternative power to sue the occupier of lands in the county court for an amount not exceeding two years' tithes. Under pressure from a section of its supporters, the Government so far modified the powers and scope of the Bill as to lead to its withdrawal, through the decision of the SPEAKER that its scope and character was too materially changed in its altered form.

Mr. GRAY introduced a Bill absolutely abolishing the power to distrain for tithe rent-charge, and making the land-owner liable for the amount due to the tithe-owner, with power of recovery through the county court.

I confess to little expectation of the satisfactory removal of the personal and political discontent incident to the tithe question by these shiftings of the burden of payment. The scheme of redemption of tithe rent-charges suggested by our Past-President, Mr. RYDE, with some modification, commends itself as the best means of dealing with a most difficult and troublesome question; and the low values of money point to the present as a fitting period for considering and adopting some basis of redemption.

Of Parliamentary Committees, those relating to town holdings, leasehold enfranchisement, and small holdings are of considerable interest. The one-sided philanthropy which underlies these kindly-intended efforts appears to me to be at direct variance with the principle of freedom of contract, and creating a dangerous tendency to rely on State aid, in place of a vigorous individual self-reliant energy.

The vast enterprises carried out under the joint-stock system in the last half-century, the enormous voluntary organisations for charitable and religious purposes, the

development of modern agriculture, the colonisation of distant regions of the earth, all point to the native self-reliance of the British character, and its independence of State aid unless the desire for it be artificially fomented by an interference equally gratuitous in its origin and injurious in its consequences.

It will be remembered that a Select Committee of the House of Commons was granted by Mr. GLADSTONE, in February 1886, to inquire into "the terms of occupation, and "the compensation for improvements, possessed by the occupiers of town houses and holdings in Great Britain and "Ireland." The reference was subsequently widened to include an inquiry into "the question of imposing a direct "assessment on the owners of ground-rents and the owners "of increased values imparted to building land by building "operations and improvements"; and, later on, by including an inquiry into "the expediency of giving to leaseholders "facilities for the purchase of the fee-simple of their "property."

To this Committee was further referred a series of Bills introduced by several private members of the House of Commons, whose activities in the matter were distinguished rather by courage than by experience. It is, therefore, not surprising that the labours of a Committee thus heavily weighted should have extended over several Sessions of Parliament, and that they piled "Pelion upon Ossa" in the shape of successive volumes of evidence.

The thoroughness of the inquiry will be seen when I state that such competent witnesses as Mr. RYDE, Mr. J. R. BOURNE, Mr. ROBERT VIGERS, Mr. ARTHUR GARRARD, Mr. HOWARD MARTIN, and Mr. EDWARD TEWSON, among others, gave evidence as to tenure in London; and Mr. ROBERT CASTLE, Mr. THOMAS STATTER, Mr. WILLIAM MATHEWS, and Mr. JOSIAH THOMAS, as to the provinces.

It would be clearly impossible, in an Address of this kind, to deal exhaustively with the points raised, no less

than 103 witnesses having been examined, and the various systems of tenure—viz., the freehold system, the fee-farm or chief-rent system, the long-leasehold system, the ordinary system of ninety-nine years' leases, and the life-lease system—having all been dealt with, though the system of building leases prevalent in London bore the brunt of the inquiry.

The first part of the Report, dealing with the distribution of building tenures, shows that freehold purchase is the system adopted in by far the largest number of towns in the northern, midland, and eastern counties, with the exception of some notable cases where the ninety-nine years' system prevails; while the leasehold system is the most usual in London and its suburbs, and in many towns of the south and west of England. Life leases are found to be confined principally to Devon and Cornwall. The towns in South Wales are almost universally, and in North Wales largely, built on the ninety-nine years' leasehold system.

The second part of the Report, relating to terms of occupation and the right of compensation for improvements, declares that, in the opinion of the Committee, no injustice would arise if, in the case of new contracts, the tenant of trading or business premises were legally entitled to claim compensation, at the expiration of his tenancy, for such *bonâ-fide* improvements as may have added a permanent letting-value to the premises. They would, however, limit this right to tenants of business premises, both for the reason that it would be exceedingly difficult to determine whether the value of a private house had been increased by the expenditure, and because the tenant of private premises, presumably, carries out improvements from choice, and not, as in the case of the trader, from the necessity of enlarging or improving the premises.

The Committee, as might be expected, deprecate any material interference with existing contracts as unjust and inexpedient.

The third part of the Report relates to the proposals for the enfranchisement of leaseholds. It is subdivided into sections dealing with the advantages and disadvantages of the leasehold system, the arguments for and against enfranchisement, the history of the leasehold system, and the prevalence of a desire to enfranchise.

The Report sums up the evidence on both sides, one set of witnesses maintaining that the present system of building leases discourages building enterprise; promotes bad work; induces the holders of "fag ends" of leases to neglect repairs and necessary sanitary improvements; enables hard landlords to extort from the tenant, by operating on his fear of losing his goodwill, an unfair and exorbitant rent on renewal; imposes restrictions on co-operative trade, and, in various other ways, gives unnecessary trouble and annoyance. The witnesses who take a contrary view deny that these grievances have any real or material existence, assert that the present system affords facilities for the development of building estates; secures, from the freeholder's self-interest, proper supervision, good building, and efficient maintenance; encourages the periodical rebuilding and opening up of neighbourhoods under improved sanitary conditions; and, by the restrictive covenants contained in leases, benefits the tenants on an estate and the neighbourhood generally.

After considering all these points, together with the questions of compensation and precedents, the extent of property affected, the result to occupiers and middlemen, and the benefit to the working classes, the Committee conclude that they are unable to recommend the adoption of any general scheme of compulsory leasehold enfranchisement; but they are of opinion that there are some places where the local application of enfranchisement might be of advantage. For instance, in the case of areas occupied largely or exclusively by the industrial classes, clerks or tradesmen, able and willing to purchase the reversion of their holdings,

and if, in such a case, the local authority should be of opinion that habits of thrift and industry would be promoted, and the prosperity of the district enhanced, without loss, the local authority might be empowered to acquire by agreement or, if necessary, by compulsory purchase, the reversionary interests in the property in question, and to sell the reversions to such leaseholders as had agreed to enfranchise, either at a price paid down, or in instalments over a number of years.

Though conscious that such a scheme is not entirely free from objections in theory, or difficulties in practice, the Committee recommend to Parliament the adoption of some such measure for empowering local authorities to facilitate enfranchisement. They recommend also a measure to provide for the commutation of life leases to fixed terms, enlarged powers of enfranchisement to religious and educational bodies and public authorities, and the right of compensation to tenants for sanitary improvements to their premises.

It is a satisfaction to find common sense emerging in this, as in so many other instances, from an inquiry by reasonable and moderate men into a question in which the real issues have been entangled and obscured by half-truths and the crude speculations of well-meaning but ill-informed persons.

The Agricultural Tenancies Bill proposed to authorise tenants, outside of any existing contract, to deduct a moiety of their rates from their rents, in return for which the landlord obtains the very inadequate consideration of voting as a ratepayer.

Surely it is possible for each individual to make his own arrangements when contracting for the taking or letting of land or houses. If such a policy had formerly any grounds to justify the sharing the burden of rates between landlord or tenant, now that the County Councils, elected by the

people, have the almost absolute control of the expenditure, such a departure is as unnecessary as it would be unjust.

The Agricultural Tenants' Protection Bill and the Agricultural Holdings Bill modify the Agricultural Holdings Act in a confiscatory and injurious fashion. The latter Bill suggests the repeal of the words "inherent capacities of the soil," words most carefully debated and corrected when the Agricultural Holdings Act was before the House of Commons, and adds a difficulty of unknown depth and mystery in suggesting that "cultivation or good husbandry in excess of the standard which the tenant is bound to maintain" shall be a ground of compensation.

The assessment of the undefined proportions herein would provide ample occupation for our profession if it became law.

The one useful clause, consequent on the recent decision in the Lambcote-Grange case, is, that the tenant claims under the Agricultural Holdings Act to take priority against mortgagees.

Chief amongst the inquiries which have occupied the minds of the scientists in relation to agricultural chemistry is that relative to the abstraction of nitrogen from the atmosphere by certain species of plants. Sir JOHN BENNETT LAWES and Dr. GILBERT have provisionally reported to the Royal Society on this abstruse problem; whilst, through the kindness of Dr. FREEMAN, I am able to state that American, French, and German chemists, to say nothing of the Rothamstead philosophers, are busy at elucidating the condition or methods of assimilating nitrogen which the leguminous plants especially obtain in such remarkable volume.

Before concluding, I cannot forget that this Opening Address marks the not distant termination of my occupancy of this Chair. To be, for the time being, the official head of one's profession is a distinction of which any man may well be proud, and doubly so when he is called upon to

preside over an Institution so full of vitality and promise, and so intimately identified as this is with some of the most important interests in the arena of human affairs.

I am not of those whose faith fails them as regards the future of our profession. So long as separate ownership in property exists (which, I take it, will be so long as civilisation endures), the desire to acquire and the necessity for parting with property will continue to operate. Whoever the holders may be, they cannot afford to dispense with the skilled advice of those experienced in business transactions. The form of business may change; branches of practice may, in accordance with the modern tendency, become more specialised, but the business, I venture to predict, will remain and multiply after the present lull is over—the lull which generally precedes all new developments.

We have taken upon ourselves, as an Institution, the duty of guiding the rising generation of surveyors in the path of exact knowledge which its predecessors would gladly have trodden had the opportunity existed. But no educational effort can endow the surveyor of the future with his best possession—a candid and upright mind, and a desire to deal fairly as between all parties.

We have had brilliant examples to guide us in the past, and I doubt not that among those I see before me, possessing “the ineffable glory of youth,” there are many that will hand down the honourable traditions bequeathed to them by the generation that is passing away.

Mr. WM. MATHEWS (Fellow) said he rose for the purpose of proposing a resolution which would require but few words from him to recommend it to the acceptance of the Members present, namely, that the warmest thanks of the Meeting be accorded to THE PRESIDENT for his admirable Address—an Address in which it was difficult to know which to

admire the more, the excellence of its style or the professional knowledge and experience of which it was the outcome.

It was not in order, on these occasions, to enter into a criticism of THE PRESIDENT'S Address, but he (MR. MATHEWS) might be permitted, in a few words, to call still closer attention to one or two of the subjects which had been dealt with in it.

The experience of THE PRESIDENT in agricultural affairs was second to that of no surveyor in the country, and he had referred to the present state of agriculture in language to which Members would do well to pay the greatest heed.

He had also brought under their notice some very important points affecting the selling value of real property, which had depreciated not only as the result of a reduction in net income, but in consequence of the smaller number of years' purchase which the net income would produce.

A large part of the Address was devoted to a subject of the greatest importance, and one which he hoped that all future Presidents of the Institution would record on similar occasions—he referred to the legislation which had been either effected or attempted during the preceding year. He need not go through the numerous attempts at legislation and the various Bills which had been actually passed; contenting himself with calling attention to the fact that nearly all those Bills, whether they had been passed or not, had a tendency in the direction of some infringement of the rights of property and interference between persons in their free dealings with each other. There were evidences to show that that class of legislation would proceed still more actively in the future, and it was important that every Member of the Institution should pay the greatest attention to what was going on in that direction. Only very recently a proposition was publicly put forward by which the rents of all retail

tradesmen in London, and, he presumed, in all towns of Great Britain, were to be settled by a court somewhat similar to the Land Court in Ireland.

In conclusion, he would merely repeat his conviction that the Members of the Institution were greatly indebted to THE PRESIDENT for his Address.

MR. MEADOWS WHITE, Q.C. (Associate), had the greatest possible pleasure in seconding the vote of thanks to THE PRESIDENT for the very admirable Address which he had delivered.

As one who had been long a Member of the Institution, and had held office in it, he could not but think that the very full attendance that evening was the greatest compliment which THE PRESIDENT could desire to receive in the position he held, and in connection with the profession to which he belonged.

Drawing upon his recollection, he saw in that crowded room the great progress of the Institution. In the early days of his connection with it, there was sometimes a difficulty in gathering even a respectable roomful, but now he saw every seat occupied. And, although he must attribute the large assembly in a great degree to the personal popularity of THE PRESIDENT and the anticipated interest felt in his Address, he could not help thinking that it was also in some measure owing to the strong hold upon the interests of the profession at large which had been gained by that great Institution, in the preliminary work of which it had been his privilege, in association with THE PRESIDENT, to labour.

The resolution having been duly put and carried unanimously,

THE PRESIDENT, in responding, thanked the Members most sincerely for the kindly way in which his Address had

been received, and more especially for the terms in which the speakers had referred to him personally. He had not, he feared, been able to bring before them any striking novelties either in the way of fact or inference; but he trusted that his views were not entirely devoid of interest. And more especially he hoped that his remarks on the very important subject of freedom of contract and interference therewith by legislation would dwell in the hearts of those whom he had addressed. In conclusion, he must again express his hearty thanks for the kindly fashion in which he had been received, not only that evening, but on every previous occasion on which he had had the pleasure of occupying the Chair, and he hoped that such kindness and good feeling would continue to the end of his Presidency.

The Meeting then adjourned.

THE TITHE QUESTION:
WITH
SUGGESTIONS FOR THE REDEMPTION
OF THE RENT-CHARGE (No. 2).

BY EDWARD RYDE (PAST-PRESIDENT).

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, Monday, November 25th, 1889.*

MR. ELIAS PITTS SQUAREY (PRESIDENT) IN THE CHAIR.

WHEN I read my first Paper on this subject, on the 6th of December, 1886, I apologised for doing so in view of the fact that in the year 1871, fifteen years previously, our Past-President, Mr. WILLIAM STURGE, and a Past Vice-President, the late Mr. JOHN OAKLEY, had read Papers on the same subject. I justified myself by stating that we were passing through a period when popular feeling set strongly in particular directions, and that the payment of tithe rent-charge was one of the questions which was greatly agitating the minds of tithe-payers. Since then, popular feeling has set in more strongly than ever against the payment of tithe rent-charge; the agitation has become much intensified; and the necessity for some remedial measure, if any such measure can be found, would appear to have become a matter of real urgency.

I make no apology, therefore, for again reading a Paper on the subject. I do it, with the concurrence of several influential Members of the Institution, under a strong conviction that I am but performing a public duty in at-

tempting to bring about and facilitate a remedy for the existing state of things.

It is quite true that, hitherto, the agitation and the discontent have been, for the most part, limited to isolated localities; but, unfortunately, the disaffected area has become widened, and the discontent now appears to be slowly, but surely, spreading itself over the whole of the agricultural districts of England and Wales. It is an agitation kept alive by some people who are ignorant of the subject, assisted by others better informed who have different objects in view.

I want to observe that some who are loudest in their objection to the payment of tithes are committing a grave offence against commercial morality. It is just as dishonest for a farmer who has contracted with his landlord to pay an agreed rent, and also the tithe rent-charge, to refuse or neglect to pay the tithe rent-charge, as it would be for a butcher, who had contracted with the same farmer to buy a bullock of him in open market at a fixed price, to subsequently refuse to pay that price. I am expressing no opinion on the expediency of continuing the tithe rent-charge. I am referring to the breach of a settled contract. It is quite open to a farmer, when making terms for his farm, to tell his landlord that he will not pay the tithe rent-charge; but if he cannot get the farm without paying it, and nevertheless takes the farm with an obligation to pay it, he is, in my humble opinion, disgracing the character of Englishmen when he acts in accordance with some of the doings which have been reported in the newspapers.

On the former occasion I pointed out that the payment of tithes was of very ancient, or, if you please, very early, origin, and I traced the practice from times of remote antiquity and ancient custom to English Law. I traced the payment of tithes by the Anglo-Saxons. I stated that in the year 1042 the Laws of EDWARD the Confessor provided

for the payment of tithes; I showed that these laws were afterwards confirmed by WILLIAM the Conqueror, by HENRY I., HENRY II., and HENRY III.

Coming down to our own time I described the several Acts of Parliament under which tithes were abolished, and rent-charges in lieu thereof created. No object is to be gained by repeating this description. One little piece of modern history may, however, be recorded. As an Assistant Land Commissioner, I completed a few weeks since the redemption of the extraordinary tithe rent-charge in, I believe, the last parish which had to be dealt with under the Act of 1886. That parish was Farnham, in Surrey.

One endeavour in my former Paper was to show that the Tithe Act of 1836 and subsequent Acts were beneficial Statutes, and nothing can more strongly confirm that argument than what has since taken place. If the payment of a fixed rent-charge has caused so much ill-feeling and strife between tithe-owners and tithe-payers, what would have resulted if the payment of tithes in kind had still remained the law of the land? Imagine at the present time the tithe-owner taking the tenth sheaf of corn, the tenth cock of hay, the tenth pig, the tenth lamb, and the tenth of all other agricultural produce; what a fight there would be over it! The Tithe Act of 1836, happily, put an end to that state of things, and has saved us from the turmoil which would probably have occurred if such an Act had never been passed.

In my former Paper I remarked, that although only 15 years had passed since so deep-thinking a man as Mr. STURGE and so practical a man as Mr. JOHN OAKLEY had recorded their written opinions in the "Transactions" of the Institution, the advantages of the Tithe Commutation Acts had been very great: yet in that 15 years so strong a wave of popular agitation and feeling had set in against

the payment of tithe rent-charge, that then the question had become a threatening political one, upon which all classes of men were communicating their views to the public press. Some asked for a deduction of 25 per cent. in their payments; not 25 per cent. below par value, but 25 per cent. off the 90 per cent. which then represented the value of the rent-charge. If the expression "a strong wave" would then properly describe the state of public feeling on the subject, the clamour which has now arisen would be more accurately described as a "raging sea." It is part of my present purpose to inquire whether, by an extension of my former proposal, there are not terms upon which the rent-charge could be redeemed, which would allay this popular discontent, remove the difficulty which now attends the collection of tithe rent-charge, and, in so doing, confer a benefit upon all parties concerned.

The rent-charge created in 1836 was, as is well known, based upon a price of wheat, barley, and oats which had prevailed on an average for the seven years 1828 to 1835. That average was taken to be 7*s.* 0 $\frac{1}{4}$ *d.* a bushel for wheat, 3*s.* 11 $\frac{1}{2}$ *d.* a bushel for barley, and 2*s.* 9*d.* a bushel for oats, and it is a notable circumstance that, although for the 53 years which have succeeded the year 1836 the value of £100 of commuted tithe rent-charge has ranged from 81 to 113, the average is above par, viz., 102. The value of the rent-charge, which in 1886 stood at 90, has fallen continuously to the present time, when it stands at 81. The average price of wheat for the last seven years has been 4*s.* 6*d.*, against 7*s.* 0 $\frac{1}{4}$ *d.* in 1836; of barley, 3*s.* 7 $\frac{1}{2}$ *d.*, against 3*s.* 11*d.*; and of oats, 2*s.* 5 $\frac{1}{4}$ *d.*, against 2*s.* 9*d.*

Not only has the tithe rent-charge been reduced in annual value during the last three years, but the objection to pay it, and its great unpopularity, has considerably reduced its saleable value. At one time tithe rent-charge was a fairly good selling property, and was regarded by

some people as worth 25 years' purchase. The maximum number of years which would be applied to it at the present time is certainly not more than 20, and even at that price very few purchasers, if any, could be found. Some land-owners will buy the rent-charge arising out of their own lands, but few will buy, as a matter of investment, a rent-charge arising out of lands which do not belong to them. Even the vicars of ecclesiastical parishes consider that the tithe rent-charge has diminished in value, inasmuch as its collection involves them in so large an amount of heart-burning and dissatisfaction among their parishioners. There is no doubt that many of them would prefer a smaller income, regularly paid by the landowners, to an income arising from tithe rent-charge payable by a number of individual occupiers of land.

In my former Paper I estimated the amount of unredeemed tithe rent-charge in England and Wales, in round figures, at about £4,000,000 per annum. Three-fifths of this, or £2,400,000, is in the possession of parochial incumbents, and two-fifths, or £1,600,000, in the hands of lay impropiators, schools, colleges, &c. I reduced this £4,000,000 to £3,800,000, by deducting 5 per cent. for the cost of collection. I then valued this £3,800,000 at £3,400,000 only, that being about the proportion which the current value of the rent-charge in 1886 bore to the par value of the rent-charge in 1836. I made a further deduction of £400,000 in respect of rates and taxes, and left a net round figure of £3,000,000 per annum as the approximate measure of the rent-charge to be dealt with. It will be seen, by reference to the Paper, that at that time I really valued the £3,000,000 at 20 years' purchase, or £60,000,000; although, in consideration of certain disabilities of parochial incumbents, I dealt with a capitalised value of £75,000,000. It is feared that a greater deduction from the par value of the rent-charge in 1836 must now be made.

There is very little prospect at the present time of seeing either wheat, barley, or oats at a much higher price in the market than they are to-day, and at any rate a lower average than the present £81 must be reached, because the rent-charge has yet to go lower before it is wholly influenced by the very low prices of wheat which at present prevail. It is proposed in this Paper to consider 82 as a fair future average.

The general scheme for redemption, suggested by me in 1886, was based on the cumulative power of money, at compound interest, when spread over a number of years. It assumed that parliamentary security could be given for the payment of 3 per cent. interest upon the amount of the purchase-money, the landowner paying a new rent-charge of 4 per cent. The 1 per cent. profit upon the transaction was to be applied as an annual sinking fund, until it accumulated to the total amount of the principal sum. This it would do in about 47 years. The landowner was to pay the same sum only per annum, by way of interest, as he formerly paid as tithe rent-charge, with this difference—that it was to be a fixed payment; whereas the rent-charge is a fluctuating one. For 47 years he would continue to pay as heretofore, and then his payment would cease altogether.

This plan was not understood by everybody, and specially by some of the scientific periodicals. It was said that the creation of so large an amount of pecuniary responsibility would affect the credit of the Government, and would reduce the value of all Government securities. It was also said that parishes would lose the benefit of the rates and taxes upon the tithe rent-charge.

The first objection vanishes as soon as it is understood that the Government would not be responsible, beyond seeing that the provisions of the statute, for securing the payment by the landowner of the new rent-charge, were carried out. Part of the money paid by the landowner

would be handed over by the tithe-owner, and applied, in Government securities, as a sinking fund to redeem the principal.

As regards rates, the parishes would sustain no loss whatever. When land is rated in a skilful manner by a surveyor, each field is valued as though it were tithe-free. Then, as regards the titheable lands, the rent-charge is deducted, so that a field of the annual value of 40*s.* an acre tithe-free, subject to 5*s.* an acre rent-charge, would be rated at 35*s.*; another field, of equal fertility, worth 40*s.* an acre, but not subject to tithe rent-charge, would be rated at 40*s.* The difference under the proposed scheme would be that both fields would be rated alike at 40*s.* an acre.

Therefore, so far from its being against the interest of the parish upon the question of rates, it is quite possible that the new proposal would operate favourably to the parish, because it happens more frequently than not, that, when a surveyor makes his deductions in respect of tithe rent-charge, he deducts the amount of commuted rent-charge, instead of the then annual value of that charge, and so deducts a little too much from the rateable value of the land. Again, incumbents are often rated in respect of their tithe rent-charge below its annual value. The land, freed from tithe rent-charge, will be rated at, or about, its annual value. This objection, therefore, vanishes upon explanation.

Many classes of people have conversed with me upon the subject of my Paper during the last three years, and one class have impressed me with the conviction that they have reason to ask for some further relief than my former Paper proposed to give them, if such relief be possible. I refer to the class of landowners who own farms which have become very much depreciated in annual value. As an illustration I would mention that a landowner called upon me and stated that a farm of his in Lincolnshire was then vacant, and that he had offered to let it to any tenant

who would take it at no rent, provided the tenant paid the tithe rent-charge, but the tithe rent-charge was such that no tenant would take the farm upon those terms. "Therefore," he said, "all the landowners who are situated as I am want you to see if you cannot do something for us which shall have the effect of an immediate reduction in the annual payment." It is hoped that the present proposal accomplishes this object.

Since 1886 Mr. GOSCHEN has reduced the rate of interest upon Consols, the effect of which has been to lower the annual value of money, and to justify the dealing with this scheme on a $2\frac{3}{4}$ per cent. table instead of a 3 per cent., as was done in 1886. This is one of the new features of the present scheme. Moreover, it has been announced that the London County Council has obtained the loan of a million of money at £2 14s. 7d. per cent. per annum.

Another new feature of the scheme is the extension of the period within which to accumulate the sinking fund from 47 to 100 years. By this means a sinking fund of less than a quarter per cent. will accumulate the necessary capital, instead of the one per cent. for the shorter period. The effect will be to reduce £100 of commuted rent-charge of the present value of £81 to a fixed annual charge of £45 in the following manner :—

Amount of commuted rent-charge, £100.	
Estimated average annual value in the	
future - - - - -	£82
Deduct cost of collection at 5 per cent.	£4
„ Rates and taxes at 10 per cent.	8
	— 12
Net rent-charge - - -	70
Years' purchase - - -	22

Capitalised average value of rent-charge - £1,540

£1,540 at $2\frac{3}{4}$ per cent. per annum -	-	£42	7	0
Annual sinking fund to reproduce £1,540				
in 100 years at 3 per cent. -	-	2	9	4
Interest and sinking fund on expenses of				
redemption -	-	0	3	8
Total average annual payment by land-				
owner in respect of every £100 of				
original commuted rent-charge -	-	£45	0	0

As before stated, the practical effect of this would be to relieve the landowners of £36 a year of actual payment, except to the extent that their rates may be increased by the fact that the land is tithe-free, instead of titheable.

The scheme has a further extension. Hitherto tithe rent-charge has been redeemable, at 25 years' purchase, by individual landowners. It is a part of the present proposal that a landowner should be able to redeem the annual charge payable by him, at the average price of £1,540 per £100 of original commuted rent-charge, or £45 of proposed charge, less the amount of accumulated sinking fund which has accrued up to the time of the redemption. For example, if at the expiration of 50 years the landowner should desire to release his land from the payment of £45 of the new rent-charge, he would be able to do so at the average price of £1,540, less £282, to which the accumulated sinking fund would then amount. This would leave him to pay £1,258. This amount, added to the accumulated sum in hand, would give the £1,540 to the tithe-owner as the equivalent for his rent-charge.

It will be observed that it is only the interest upon £1,540 which has been worked out at $2\frac{3}{4}$ per cent.; the sinking fund has been calculated on a 3 per cent. table. This has been done because there must be no doubt about the sinking fund. The interest must be possible, and there must be no delay.

The important part of the former Paper which dealt with the incomes of parochial incumbents has now to be considered. My former scheme was to buy the rent-charge in the aggregate at 25 years' purchase. Popular feeling at the present day would not tolerate such a purchase. It will only be with difficulty that the public will be led to see that it is expedient to redeem the tithe rent-charge at so high a rate as 22 years' purchase. It is therefore impossible to make to the full extent the exception which I did three years ago in favour of parochial incumbents, but perhaps it might be possible to favour them to this extent, that whereas the whole rent-charge is capitalised at 22 years' purchase (which some surveyors may consider to be 20 years' purchase with 10 per cent. added for forced sale), two-fifths of it, which belong to lay impropriators and others, might be dealt with at $17\frac{1}{2}$ years' purchase, and three-fifths of it, which belong to the parochial incumbents, at 25 years' purchase, as under :—

£28 (two-fifths), at $17\frac{1}{2}$ years' purchase, would	
amount to - - - - -	£490
42 (three-fifths, the remainder) belonging to	
the parochial incumbents, at 25 years'	
purchase, amounts to - - - - -	1,050
£70 These two sums in the aggregate make	
up the amount which represents 22 years'	
purchase on the £70 per annum, viz. -	<u>£1,540</u>

In considering the case of the parochial incumbents it must be borne in mind that their share of the redemption money can only go into $2\frac{3}{4}$ or 3 per cent. securities. The lay impropriators can reinvest their portion in 5 and 6 per cent. securities, if they see fit to do so.

It is unnecessary to do more than suggest a mode of

carrying out the proposed scheme. The Act of Parliament which would be required might contain a simple provision, that from and after a given date the tithe rent-charges created under "The Act for the Commutation of Tithes in England and Wales, 1836," should cease to be paid, but that in lieu thereof there should be paid to the parochial incumbents a fixed annual rent-charge of £51, and to the lay impropriators £36 per annum, in lieu of every £100 of rent-charge created under the Act of 1836, and so in proportion for any greater or less amount. That such new rent-charge should be payable to the persons who are for the time being entitled to the original rent-charge, and that it should continue payable for 100 years, when it should cease, and the land be entirely free from any rent-charge. There should be further provision made that of the money so paid to the tithe-owner there should be paid to the Governors of Queen Anne's Bounty, in respect of every £100 of original rent-charge, by the parochial incumbents the sum of 57s. 6d., and by the lay impropriators 46s. 3d., to be applied and accumulated as a sinking fund for providing a sum of £1,750 to the parochial incumbents, and £1,225 to the lay impropriators, at the expiration of 100 years, as consideration for the redemption of every £100 of original tithe rent-charge, which capital sum should then absolutely belong to the owner of the rent-charge for the time being.

The following are the calculations:—

£70		Net annual value of £100 of original rent-charge.					
25		Years' purchase.					
					£	s.	d.
£1,750		Capital value, at $2\frac{3}{4}$ per cent. per					
	annum	-	-	-	48	2	6
	Sinking funds	-	-	-	2	17	6
		Total annual payment			- £51	0	0

£70 Net rent-charge.

17½ Years' purchase.

<u>£1,225</u>	Capital value, at $2\frac{3}{4}$ per cent.	-	£33	13	9
<u> </u>	Sinking funds - - -	-	2	6	3
			<u>£36</u>	<u>0</u>	<u>0</u>

$$£1,750 \times \frac{3}{5} = £1,050$$

$$1,225 \times \frac{2}{5} = 490$$

$$\text{Average capital value} - \underline{\underline{£1,540}}$$

£ s. d.

$$£51 \times \frac{3}{5} = 30 \ 12 \ 0$$

$$36 \times \frac{2}{5} = 14 \ 8 \ 0$$

$$\text{Average annual value} \underline{\underline{£45 \ 0 \ 0}}$$

It would be very convenient if an entirely new award, with a new plan attached, were prepared in each parish, setting out clearly the various rent-charges payable in respect of lands of the different owners liable to tithes. In any event, it is presumed that the newly-created Board of Agriculture would be a suitable controlling Government authority to see that the provisions of the Act were carried out. It will be observed that provision has been made in this estimate for the repayment of expenses. The average sum which it is proposed to charge upon the land is £45 for every £100 of rent-charge, so that there is sufficient sinking fund to repay any sum not exceeding £240,000, which it may be necessary to borrow for the expenses of putting the Act into execution. The surplus of three shillings and eightpence upon every £100, of the

£4,000,000 of original rent-charge, amounts to upwards of £7,000 per annum, and will pay interest at $2\frac{3}{4}$ per cent. upon, and provide a sinking fund for, the redemption, in 100 years, of a sum of upwards of £240,000.

It may be useful to compare the two proposals—that of 1886 and the present one. The proposal of 1886 left the landowner to pay the same amount by way of interest as he was then paying by way of tithe rent-charge, which was £90 in respect of every £100 of commuted rent-charge. It left him to do this for 47 years, after which his land became free altogether. The present proposal is, that instead of £90 he shall pay an average of £45 per annum, but that he shall continue to pay it for a period of 100 years.

It may be that there are landowners who would prefer to pay the larger rent-charge for the shorter period, and to them it is pointed out that there is no difficulty whatever in their doing so, notwithstanding the adoption of the present proposal. They can pay the £45 and the extra rates to which their land will be subject, and, if they see fit, they can devote the balance out of the larger payment, to investments in the Government funds, in the form of a sinking fund, until it provides them with the means of redeeming the rent-charge. This it will be sure to do within the 47 years.

On the other hand there may be landowners who would prefer at once to redeem their tithes. In that case they have only to pay the £1,750 or the £1,225, as the case may be, and their land becomes free. Provision could be made in the Bill for these alternative schemes.

One condition of this proposal is that the substituted rent-charge should be payable by the owner and not by the occupier of the land. The rent-charge has been reduced to a comparatively small figure, on the principle that it is the better for the parochial incumbent to have a well-secured small income than a badly-secured larger

one ; there must, therefore, be given to him every security which a small charge upon land implies. He must be able to recover the whole of his arrears, and not be limited to the two years as he is in the case of tithe rent-charge. He must also be able to recover the amount from the landowners as a personal debt. Under any circumstances the incomes of the parochial incumbents are necessarily very much lowered, and when they become possessed of the capital sum of £1,750 in respect of every £100 of rent-charge, they will, it is feared, be unable to get it invested in any security that will pay them more than $2\frac{3}{4}$ per cent. On the other hand it must not be forgotten that they will be entirely relieved from large payments in respect of rates and taxes.

It is suggested that all amounts not exceeding £3 of original rent-charge, payable in the aggregate by one landowner, should be redeemed compulsorily at once. At the average price of £1,540 per cent., the redemption of £3 would only amount to £46, and it would clear the way and simplify the matter materially. It is hoped and believed that in the event of the adoption of the scheme a very large amount of the rent-charge would be immediately redeemed voluntarily by the landowners. They would be greatly tempted to do so by the materially-lessened amount of the charge, and by the facilities for redemption thus afforded them. Indeed, they could always borrow money upon the security of their own land at the rate of interest to which it is proposed to reduce the annual payment.

It is not intended that this proposal shall in any way supersede or be regarded as a withdrawal of the proposal of 1886, but merely as an extension of that proposal altered to suit the views of a large number of people interested and to meet the circumstances of the present time.

Mr. J. W. WILLIS BUND (Associate) felt himself fortunate in being allowed to propose a vote of thanks to Mr. RYDE for his Paper, and was more particularly glad to do so because on the last occasion when Mr. RYDE's former Paper on the subject was discussed he felt strongly, and perhaps spoke strongly, against the scheme then proposed for the redemption of tithe rent-charge. But one lived and learned, and he had since come to the conclusion that a redemption scheme of some kind or other was the only way out of the present difficulty, and this for two reasons.

In the first place, he had had the advantage of seeing how the redemption scheme, under the Extraordinary Tithe Act, introduced by his friend Mr. BOLTON, had worked out, and, although he had at first viewed that Act with great alarm, he now thought Mr. BOLTON had every reason to be satisfied with the way in which it had been carried out. With regard to the general question, he had come to a similar conclusion in this way. It had been his good, or perhaps his bad, fortune to be placed, since Mr. RYDE read his Paper on the last occasion, in a position where he saw a good deal of the difficulties arising from the tithe question. His brother magistrates in Cardiganshire had been good enough to appoint him their Acting Chairman of Quarter Sessions, and, as such, he had had to see to the measures necessary to be taken to secure the peaceable payment of tithes. He could assure the Meeting that he had never had a more difficult or a more thankless task, and had therefore come, although reluctantly, to the conclusion that in some way or other a redemption scheme must be carried out. He would not touch upon politics or church matters, or anything of that kind, but he felt that as regarded the peace of the country it was absolutely idle to talk of a measure shifting the onus of the payment of tithe from the tenant to the landlord, or trifling with the question

(for that was what it came to) in any such way. If it were to be dealt with at all, it must be dealt with on some such lines (he did not pledge himself to the details) as the redemption scheme which Mr. RYDE had propounded.

He would say at once why he thought that no shifting of liability from the tenant to the landlord would be of any use. In Cardiganshire, on the register in force in 1884 and 1885, there were about 5,000 voters, and of these 5,000 about 2,800 were freeholders—mostly very small freeholders. Of course everyone had heard over and over again of the great advantage which small freeholders were to the country. He did not dispute this; but in dealing with the tithe question, they were a most difficult factor in a change which might work well in some parts of the country, but would be wholly idle in Cardiganshire, where there were a large number of owners, owning altogether a large amount of land, but paying, individually, a small amount of tithes.

The suggestion by Mr. RYDE, at the end of the Paper, that the redemption of a £3 rent-charge should be compulsory, would, he was afraid, hardly work in practice, for the small freeholders were a very poor class of people, and he doubted very much whether they would be able to produce the £46 to redeem their tithe; and any attempt, like the well-meant proposal of Mr. GRAY's Bill to "put it on the landlord," would, therefore, never meet the difficulty which was now felt so strongly in this part of Wales.

A great deal had been said about the hardship inflicted on the clergy, but in Cardiganshire, of which he had a practical knowledge, the hardship on the clergy had been very much exaggerated. As a matter of fact, a very large amount of the income of the clergy in Cardiganshire—the most considerable part—was not derived from tithe at all,

but from glebe and from various rents. He thought it right to mention this fact, because an appeal had been made, *ad misericordiam*, on the assumption that a great hardship would be inflicted on the clergy by any change in the present system.

Passing again to Mr. RYDE's Paper, there were one or two points to which he would call attention. In the first place, 22 years' purchase had been taken to be the selling value of tithes; but he ventured to say that in those districts of Wales to which he had referred, 20 years' purchase would be asked for in vain, and even 10 would, in some cases, be refused. From 15 to 20 was the outside selling price which tithes would there command. Therefore, if these calculations were made on the basis of anything like 20 years, they would be taken a very great deal too high. Tithe value had depreciated in a way that it was almost impossible to account for, unless on the theory of its unpopularity. In many places tithe could not be collected at all, and was, consequently, quite unsaleable.

How far it was fair to take £82 as a future average on which to base calculations such as these, was a matter of opinion. He considered it too high.

There occurred to him another question, having a very important bearing on the tithe system in Wales, viz., what was meant by lay impropiators in Mr. RYDE's Paper? Did the term include, for instance, that important body which owned such a large amount of tithe, viz., the Ecclesiastical Commissioners? Were they to be taken as lay impropiators or not? If so, he saw a serious difficulty in carrying out the scheme, for it would be said, "This is tithe devoted to ecclesiastical purposes, and we are entitled to be paid the higher figure"; but whether they would be entitled or not seemed to him a question not easily to be answered, for it would be very difficult to put the Ecclesiastical Com-

missioners on the same footing as ordinary lay impropriators.

Anything that would relieve the landlord from the burden of tithe seemed to him to be very desirable; and in saying this he was not speaking so much as a landlord as from the point of view of one deeply concerned in the preservation of the peace of the country, and in the settlement of a very difficult and pressing question. He was afraid, if one talked to the small tithe-payers in Wales of a scheme which, in perhaps 100 years' time, would relieve their land from tithe, they would say, "What do we care about a hundred years? What we want is relief at the present time." For the fact must be recognised that the idea held (rightly or wrongly) by the persons who put themselves forward as leaders of the anti-tithe movement was, that the land should be freed from tithe now, at once, and for ever. It was a very pleasant dream, and would, no doubt, satisfy everyone if it could be fulfilled; but, short of robbery, how was it to be done? He did not suppose that even Mr. RYDE could say.

He did not think that any scheme for redemption in 100 years would be acceptable to persons who were being taught at the present moment to expect that they should have their land free from tithe altogether.

He agreed with Mr. RYDE that it would be very desirable to carry out some scheme by which, if possible, an annual sum should be fixed as the amount to be paid in each parish. Yet, he saw very great difficulty in doing away with the old tithe rent-charge; for, if the old charge were abolished, he did not think that people would endure the imposition of a new one at the present day. He was not speaking of what was possible, but of what was practicable. Did the practical men to whom he was speaking think it possible, in the present day, to impose a new charge on land, in the way proposed in the Paper?

He had ventured to offer this criticism on Mr. RYDE's proposals not in any hostile spirit, but for the purpose of pointing out the difficulties he believed there would be in giving effect to them. As he had said, he felt very strongly that unless some scheme of redemption were carried out, it would be impossible to preserve the peace in some counties, and discontent would spread not only in Wales, but in other parts of the Island. The question was, what was the best and most equitable mode of dealing with the matter? People seemed (and on this point he was quite in accord with Mr. RYDE) to forget their obligations and even to disregard common honesty, and to overlook the fact that tithes were property.

He felt sure he was only echoing the feelings of everyone present, in proposing a vote of thanks to Mr. RYDE for his most able and interesting Paper.

Mr. W. EVE (Fellow) desired to second the vote of thanks to Mr. RYDE for his Paper, in which he was extremely glad to find a pretty strong expression of opinion on the question of the present agitation, for he could not but think that some of the arguments used and views advocated were anything but honest.

With regard to the scheme now proposed he was very much afraid that Mr. RYDE had taken rather too rosy a view in the figures he had put forward.

In the first place he could not help thinking that the £82, which was assumed as the estimated average annual value, should be reduced. It was impossible to say how much lower it should be, but he thought a very moderate estimate indeed would go as far as 5 per cent. below that.

The second item which he ventured to question was the amount of rates and taxes. Of course the more the £82 was reduced the more suitable would become the estimate for rates, as being payable on a less sum; but he thought

that even then, with School Board and other rates, the amount estimated would not be sufficient to meet the burden on the tithe rent-charge. These two alterations to suit his views would, of course, reduce Mr. RYDE's £70 down to something like £64.

He also ventured to think that it was of no use, in the present day, to propound any scheme with 22 years' purchase as its basis. If his views were right, and the £70 were reduced to £64, and the 22 years, at the very least, to 20 years (one could not be quite sure of stopping even there), then it would make a difference to the extent of bringing Mr. RYDE's £1,540 down to £1,280, or, roughly speaking, about one-sixth. This would, taking it approximately, reduce the £45 proportionately down to something like £38. He felt convinced that any successful system of redemption must be laid down on some such lines as these.

He remarked (on page 33) an observation which, whether a redemption scheme were carried out or not, seemed to him to be one demanding very serious attention. There had been several Acts of Parliament controlling freedom of contract, even more than was always convenient, but there certainly should be an Act to prevent landlords from shifting on to tenants the burden of paying tithes, and he regretted that the Bill prepared last Session was abandoned.

The consolation which Mr. RYDE gave to tithe-owners (on page 34) did not amount to much; it was said that they would be relieved of rates and taxes; but these seemed to him (Mr. EVE) to be deducted beforehand in the figure of £82.

The only other observation he would make on the Paper was with regard to the question between 25 years' purchase, in respect of tithe receiveable by the incumbent, and 17½ years where receiveable by lay impropiators. Between

these he thought there was too great a difference. He quite concurred in the opinion that there should be a difference, and a considerable one, but he would suggest that these figures be put at 24 years in the one case and 19 in the other, which made up the same total as that arrived at by Mr. RYDE.

He ventured to differ from Mr. WILLIS BUND with regard to lay impropiators. He thought they should all be served alike. There was, he thought, a clear distinction in the case of incumbents, viz., that there were certain services rendered, but no matter who the owner of the tithe was other than the incumbent who rendered such service, he thought it should come into a category of a lower scale. The last speaker had also said that the tithe-payers would not be satisfied unless they got present relief. Mr. RYDE's proposal would, it seemed, give them this, for adopting his figures they would only pay £45 in lieu of paying £81; or, assuming his (Mr. EVE's) figures to be accurate, the saving would be still greater; so he thought very practical relief was given by the scheme.

When persons attempted to free the land altogether from tithe, they made, it seemed to him, some mistake, unless they were the owners; for, no doubt, freedom from tithe meant increased rent. Landlords got as much as they could, consistently (or inconsistently, perhaps) with the burdens that the land bore; and when the burden, or any portion of it, was reduced, and there arose an opportunity of readjusting the rent, the reduction of that burden must be an element for consideration. Therefore he was afraid some persons would rather characterise this proposal as a "Landlords' Relief Bill"! which would be a very unpopular thing nowadays; and one should be very careful, in propounding any scheme, to avoid the possibility of its being characterised by such a title. He believed and hoped that some such

arrangement as that set forth by Mr. RYDE might be carried out. He had, however, his doubts about it; but he, meanwhile, trusted that the landlords would be prevented from doing what the law said they could not do without a special contract, viz., throwing on the tenant the burden of paying the tithe rent-charge which they themselves should bear.

The Rev. D. LAMPLUGH (Visitor) said, at THE PRESIDENT's kind request, he would say a few words. He must first express the diffidence which he felt in speaking before a Meeting of The Surveyors' Institution, especially as, on the present occasion, he was not able to endorse the views which had been put forward by Mr. RYDE. On the last occasion when he had the pleasure of being present, their PRESIDENT (Mr. SQUAREY) made some remarks in reference to Mr. RYDE's scheme of 1886, to the effect that it might be better if the scheme were considered as worked through an office of administration, so as to avoid the difficulties connected with the creation of millions of stock. Acting on the suggestion thus made, he wished to compare Mr. RYDE's scheme of 1886 with the scheme propounded that evening, viewing them simply as matters of administration

Instead of dealing with four millions of tithe rent-charge he would deal with the tithe rent-charges on five estates only—a commuted rent-charge of £100 on each estate. He had chosen the number *five*, because of the figures given by Mr. RYDE, and the reason would, he thought, be clear to the Meeting. Suppose there were five estates, and the five landowners were to be dealt with, and also five tithe-owners—three parochial incumbents, one trustee, and one layman. Assume a tithe rent-charge of £100 on each estate; and, under Mr. RYDE's scheme of 1886, an office of administration taking the matter in hand, and going to

settle the question. First of all the five landowners are called in, and the governors of the office say to them, "There is a tithe rent-charge on your land which averages £90. We are authorised to free your land from this tithe rent-charge. There is also £10 poor-rate payable by the tithe-owner, which, if the land is freed, you will have to pay in future; so at present you are practically paying £80 as an annual payment. Now, we intend to free your land, and to make you each pay, in future, £75 for 47 years, and pay it to this office, and there will be an end of the matter. Instead of paying £80 for ever, you will pay £75 for 47 years." The landowners say, "Thank you," and agree. The governors of the office then commune among themselves and say, "We shall collect £375, and we must put by every year £92, to accumulate in 47 years at 3 per cent., and create a sufficient sum (£9,375) to give us £281 a year for ever. Deducting £92 and expenses from £375, we have therefore got £281 every year to divide. We propose to give to the three parsons £63 15s. each. We will give to the trustee £45, and the layman £45."

Consider next the tithe-owners. They had each in past times been having, not £80, of course, because of the costs of collection. These costs of collection were nothing at all to the landowner. Mr. RYDE took account of the costs of collection, but he (Mr. LAMPLUGH) did not see what the costs of collection had to do with the landowner: they had to do with the tithe-owner, and they affected him considerably. He did not get £80, but he got considerably less. Mr. RYDE put the costs of collection at 5 per cent., but he (Mr. LAMPLUGH) would have put it at more than 5 per cent. He did not take the costs of collection to be only the commission paid to an agent, but much more than that. The costs of collection ought to cover all legal expenses, whenever it was necessary to put the law in force, as well

as any delay that might be occasioned in payment, the interest on the money, and various other matters; and beyond all these, the average loss suffered through circumstances over which one had no control. All those things ought to be included in the "costs of collection"; and if he were asked what he should put them at, he would answer "something like 15 per cent." If he could find a Rent Guarantee Society which would engage to give him £80 a year, payable half-yearly, there being £80 due, he would not mind paying the Society 15 per cent. annually for doing it; and if, by paying 15 per cent., he was sure of getting the money collected, he should call 15 per cent. the costs of collection.

To return to Mr. RYDE's scheme of 1886, the tithe-owner at that time got £80, subject to collection. In future he was going to get £63 15s., if a parson. Now, £63 15s. was too small compared with £80; it assumed that the costs of collection were 20 per cent. [A MEMBER—"Rates?"] He had already allowed £10 for rates. The tithe-owner was entitled to £80; and if he were to pay 15 per cent. to a good office, he considered the office would collect it and guarantee him £80: under Mr. RYDE's scheme he was going to have £63 15s., which was too little. But letting that pass, consider how the poor trustee and the layman were treated under the scheme of 1886. They were each to have £45, although they were entitled to £80. They could collect £80 with all the law of England behind them; but they were going to have £45 each; and the reason why was told them by the governors of the office, who said, "We cannot afford you more. You cannot all five share alike. You are laymen, and therefore you are to have £45, and the parsons are to have £63 15s." That was a most invidious position in which to place an incumbent; for he was absolutely getting the extra sum out of the pockets of

the laymen. Besides, one half of these so-called lay impropiators were archbishops and bishops and others whom it was very unpleasant to rob.

But how was all this to be accounted for? Why was there to be any robbery of any sort? He would tell the meeting why. If the land were considered to be worth 30 years' purchase (he was going to suggest 25 years presently), then, according to Mr. RYDE's own statement, the capital value of the land, *i.e.*, the saleable value, would be 30 times the net income. Therefore, when the office relieved the land of that £80 per annum it increased the saleable value of the land. It was a gain of capital value to the extent of £2,400. But it was not all gain, for the landowner had to pay £75 for 47 years in its place; and this payment must be reckoned on the same basis as the other, namely, at 30 years' purchase, and, so reckoned, the £75 for 47 years amounted to £1,761. The landowner was relieved by the difference between £2,400 and £1,761, and there was a clear gain to him of £639, which accounted for the doleful countenance of the tithe-owner. If 30 years' purchase were too high, and 25 years' purchase were taken, then, clearly enough, £80 a year came to £2,000. That was the gain in the selling value of the land; and what was the burden? Take it on a 4 per cent. basis. £75 for 47 years was £1,583. The land would sell for £417 more because of the transaction; and this £417 belonged of right to the tithe-owner.

He would now turn from the scheme of 1886 to the scheme of 1889. He did not wish to appear eccentric in his treatment, but it might be noticed he had not yet brought forward any mention of the purchase-money. He did not think it was necessary to do so; no one except the governors need know what the amount was. The office said to the landowner, "Instead of paying £80 for ever,

“pay £75 for 47 years,” and no more was said. What the actual purchase-money was no one knew.

Passing on to Mr. RYDE's scheme of this evening, it would be found that things were now altered for the worse, from the tithe-owner's point of view. Instead of the landowner's paying £90 as the average of £100, it was to-day £82; which he agreed with Mr. EVE was probably in excess of the full average of the future. But he thought the estimate of £8 for rates was too high, and he would agree to £74 as the value of the tithe rent-charge free from rates, regarding it as a settled thing for the future. This being so, the governors of the office would say to the landowner, “You are going to pay in future £74 for ever. We think you want some relief.” [Mr. EVE had been very careful not to call this a landlord's relief scheme. He (Mr. LAMPLUGH) would therefore call it a tithe-owner's oppression scheme.] “Instead of paying £74 for ever, pay £45 for 100 years. Were they satisfied now?” They said, “Yes, quite satisfied now.” The governors then communed amongst themselves and say, “We shall collect every year £225—five times £45. We must put by £12 10s. every year for a sinking fund, and this fund in a hundred years, whoever lives to see it, will come to £7,700 at 3 per cent. We shall have left £225 minus £12 10s., and about 15 shillings expenses, and have £211 15s. to divide among the five tithe-owners. We are going to give the parsons £48 2s. 6d. each. The trustee shall have £33 13s. 4d., and the layman £33 13s. 4d.” This was very hard on the tithe-owner, for he was entitled to £74, minus the costs of collection.

In 1886 Mr. RYDE disparaged the tithe-owner, and depreciated his security 20 per cent. He now depreciated it 34 per cent. This meant that the tithe-owner would now be obliged to pay 34 per cent. to be sure of his money. Consequently he must be content with £48 2s. 6d. instead

of £74; whilst laymen and bishops, and such dignitaries were each to have only £33 13s. 4d.

Now, how was this to be accounted for? How was the robbery to be accounted for?—By “robbery” he meant simply a violent exchange of property!

Take the landowner. The governors said, “To-day you have £74 to pay for ever, which at 30 years’ purchase is £2,220. Instead of that we impose on you £45 for 100 years. That is £1,290.” Therefore the landowner gains £930 saleable value of the estate. If capitalised at 25 years’ purchase it would be found, on a similar calculation, that the landowner gained £747; *i.e.*, an estate with the new rent-charge on it would sell for £747 more than before. He drew attention to these figures, as they seemed rather startling. They had not been arrived at hastily, but after due thought.

His conclusion was that the relief to the landowner was the equivalent of great loss to the tithe-owner. That might have been otherwise if the tithe-owner received additional security. He was well aware that a small income with good security was as valuable as a large one with poor security; but the misfortune of this transaction was that the tithe-owner was not bettered in any way whatever by the redemption scheme. In the case he had been putting forward as an example (the case of five tithe-owners and five estates) there would, no doubt, be a great deal of improvement in the position of the tithe-owner, for he would have the security of the office and the capital of the office behind him. But when, instead of five, there were 40,000 tithe-owners and annuities, it would be seen that no administration could guarantee these payments. The security was, therefore, no better than before. It was simply the security given by the land, for, if the landowners failed to pay the new rent-charge in, the annuities could not

be paid out. The new rent-charge could only be enforced in much the same way as at present, except that there might be given a power to sell the land, which would be of very little practical use. His conclusion was that any scheme in which the redemption took the form of terminable annuities charged on the land, would be useless—that it would not remove the difficulty, and could not be made fair and equitable to both parties.

The only way in which a system of redemption could be carried out would be, he considered, for the Government itself to come to the rescue. The Government were not called upon to interfere in the least under Mr. RYDE's scheme, as Mr. RYDE himself had been anxious to point out, by showing how an Act of Parliament would meet the requirements of the case. He (Mr. LAMPLUGH) thought, however, that the Government should come to the rescue. There was no doubt that landowners had a real grievance, brought about by the legislation which had taken place since the passing of the Tithe Commutation Act—he referred chiefly to the abolition of protection. This grievance could be remedied by the Government giving a guarantee that if the tithe-owner got a smaller income he should have a proportionately better security; and the tithe-owner might then be fairly called upon to accept a reduced income which should correspond with the additional security given him. If he had $3\frac{1}{2}$ per cent. security he might be content to accept a net income of £64; but this, of course, could be obtained only from a capital of £2,000.

Now, suppose that the Government could see its way to take over from the owner the £100 tithe rent-charge, and to accept in lieu of the full payment £50 per annum, placing £2,000 stock in some responsible office, such as Queen Anne's Bounty, which was strongly and ably administered. If that office could see its way to invest at

3½, it could convert the £2,000 into an income of £64 a year. Then, why should not the Government buy up the whole tithe rent-charge of the kingdom, buying every £100 rent-charge with £2,000 stock? It might impose some pressure on the Government, but there would be no real financial difficulty in the way. A lazy Government would not do it; but an energetic Government might, accepting £50 for every £2,000 stock, which £50 would be a land-tax pure and simple, collected as a Crown-tax. If next year the whole of the rent-charge were in this way abolished, the whole stock might be placed with Queen Anne's Bounty, who would invest it themselves for incumbents, and hand the stock over to trustees and laymen to invest at 5 or 6 per cent. if they liked. The landowners would have to pay for every £100 tithe rent-charge, a land-tax of £50 in perpetuity; and in this respect the scheme approached Mr. RYDE's scheme, altering £45 to £50, and turning 100 years into perpetuity; but at the same time giving the tithe-owner a security which Mr. RYDE's scheme did not give. He would repeat that, in his opinion, Mr. RYDE's scheme did not increase the tithe-owner's security one whit, and he objected to be fined such a large portion of income without some equivalent in the way of increased security: the capital of the fine went to the landowner's benefit without any equivalent being rendered. In the manner sketched by him (Mr. LAMPLUGH) the Government would be able to compensate the landowner for the mischievous effects of legislation, and at the same time to preserve the rights of property on the basis of law and order in the realm.

The Rev. Canon JEFFREYS (Visitor) said that he had some difficulty in following the intricate calculations laid before the Meeting, which, although no doubt accurate, were not



easy to grasp at once. He thought, however, there was no sort of ground for supposing that the average tithe would reach anything like £80 or £82. He calculated the averages every week and found that, up to date, the average of the year 1889 did not exceed, as he believed, about £71 4s.; while for 1888 it was £73 8s., for 1887 it was only £70 11s. 6d.; and he thought that it would be unwise to calculate it for the future higher than £72. He did not think it right to make any animadversion on that legislation which had opened our ports to all the world, which he was perfectly certain was nothing more than the necessary result of circumstances. The price of agricultural produce could not now be raised by any counter legislation, which would only lead to confusion. He did not know why the calculations he had heard to-night had been based only on Consols at $2\frac{3}{4}$ per cent. No one had said anything about the $2\frac{1}{2}$ per cents., but it must be remembered that after 1903 the interest would be only $2\frac{1}{2}$ per cent. He did not believe that the redemption money paid to incumbents or bishops, who were to receive a regular sum year by year, could exceed, after the year 1903, $2\frac{1}{2}$ per cent.

He had himself drawn out a plan of redemption which he would like to lay before the Meeting, in order to obtain the judgment of practical men on its merits.

His principle was that tithe rent-charge *payers*, if they wished it, should have a State guarantee at 3 per cent., to be repaid in 50 years, and that tithe rent-charge *owners* should receive 20 years' purchase at commutation price, namely, £2,000 for every £100.

This would work in the following way. The £100 rent-charge was supposed to be reduced by the average to £72, and to be rated at £55, with the rates at 3s. 3d. in the £, which he did not think too high an estimate, but on this point he should like the opinion of practical sur-

veyors. Then, the land-tax averaged 9*d.* in the £. He believed in many cases it was even 10*d.* or 11*d.*, but he had taken it at the lower average. He did not propose to make redemption compulsory.

Supposing the rent-charge to be £72, unredeemed. The owner of it would have to pay 3*s.* 3*d.* in the £ on £55, which would be £8 19*s.*, and 9*d.* (in practice it would be found to be so) on the commutation sum of £100; which would be £3 15*s.* He put the cost of collection at 2½ per cent., and losses at 2½ per cent., which would be 5 per cent. on the £72, making a further reduction of £3 12*s.*; so that the whole deduction from the £72 would be £16 6*s.*, and the tithe-owner would have only a balance of £55 14*s.* That was the result of non-redemption.

If the rent-charge were redeemed, the tithe-owner would receive interest on £2,000 at 2¼ per cent., which was £55, thus losing 14*s.* by the redemption; after 1903 he would have only £50, losing altogether £5 14*s.*; but then he would have his interest paid quarterly, and would be free from the vexation or trouble of collection. That would be the position of the tithe-owner.

Now, he would take the tithe-payer's side. If the rent-charge were unredeemed he would have to pay £72; if it were redeemed he would have to pay the interest of £2,000, which was £60, which he supposed he would pay to Queen Anne's Bounty office, in the case of the parochial clergy, and to the Ecclesiastical Commissioners where Deans and Chapters, or episcopal bodies, were the tithe-owners. Then he would have to pay, say, two-thirds of the rates and taxes lost by the redemption, namely, £8 9*s.* 4*d.*, and the annual liquidation sum, which would be something like £17 14*s.* 7*d.*, making a total sum of £86 3*s.* 11*d.* Deducting the £72, he would then be minus £14 3*s.* 11*d.*, but at the end of 50 years the property would be his own.

He could conceive many landowners assenting to the scheme readily for the sake of the Church, and doing so on that ground only: but there were many who could not do it. Therefore he thought it unwise to make redemption compulsory, but he believed this to be about how it would actually work, and that, as far as the clergyman went, he would not be a very great loser. He only lost, until 1903, 14s. a year on each £100 commutation sum, and after that he lost £5 14s. Of course his income was reduced—each £100 to £50—and that was a very serious thing; but he might mention that there was still an immense deal of property in England and Wales, though landed property had so much gone down. The amount on which income-tax was paid the year before last, in England and Wales only, was £453,000,000 and upwards, after all deductions. Last year five and a half millions were added. Compared with such a mighty sum as 453 millions the rent-charge appeared insignificant, and there was clearly plenty of money in the country to make good the loss to the clergyman, where needed. He thought it most advisable that the professional income of the clergy should be known. He believed that what he stated to the Meeting was a true representation of the case as it would be if any system of redemption were introduced by the Government. If his figures were not accurate, he should be very thankful to be corrected, so that the real facts of the case might be arrived at.

Mr. T. H. BOLTON (Visitor) noted that Mr. RYDE recognised that this question was more urgent than ever, that discontent was spreading itself over the whole of the agricultural districts of England and Wales, that popular feeling was more strongly than ever against the payment of tithe as such, and that the feeling had become, he thought Mr. RYDE said, a “raging sea.” This was a great public question, and must be dealt with on public grounds. It.

was not sufficient merely for the landowners and tithe-receivers to endeavour to settle the matter in their own way, and go to the Government to get cheap money to enable them to do so; but it would have to be dealt with as a large public question in the interests of the whole body of the public.

He thought the question, as discussed that day, had too much taken the form of a negotiation between the landowner and the tithe-receiver, as if it were a matter which they could settle between them; but the thing had gone far beyond that. In Wales the objections now raised were not so much to payment of tithe as to the application of the money. The leaders of the anti-tithe movement boldly and openly stated that they did not intend to agree to any system that did not include the reappropriation of tithe, and that to shift the burden from the tenant to the landlord, really leaving the landlord to readjust the matter with the tenant in the shape of increased rent, would not dispose of the agitation.

The feeling was springing up very largely throughout England, that this tithe question was a political concern of great magnitude, and, that being so, it seemed to him to be almost idle to approach the question in the way in which it had been discussed that evening. The truth was that, rightly or wrongly (rightly he believed, and wrongly some people would say), the public at large looked on tithe as public property with which various interests had become associated, and the public were coming very clearly and quickly to the conclusion that it would be necessary to resume this public property—of course, giving fair and reasonable consideration and compensation to all those interests that had become associated with it. Any attempt to reduce this public property—any attempt to make a portion of it a present to the tithe-receivers and a portion of it a present to the landlords—would not be listened to for five minutes by

practical politicians, who had to face their constituents and to render an account of what they did, on public grounds. The tithe must be resumed by the public—should not do it. . . . was what compensation out of this public property was to be given to the persons whose interests had become associated with it?

With reference to the clergy, who received a large part of this tithe as salary for the discharge of their duties, the public would, probably, consider that if they were allowed to receive during their lives the salary that they at present took from tithes, it would be ample provision for their interests. With reference to the impropriate tithes paid to schools and colleges and other corporations and personages, or in the hands of private individuals, fair compensation should be given, having regard to the market value of tithe dealt with as property. That led him altogether to repudiate the suggestion that the clergyman was to receive a larger compensation than the impropriate tithe-owner. On the contrary he denied altogether that the clergy were in the same position, in claiming compensation for tithe, as the people who, under the laws of this country, had paid down hard money for tithe rent-charge. In the one case one would, on the broad ground of public policy, deal with the servants of the State, and, having regard to their life interests, give them compensation for loss of income. On the other hand one would deal with a rent-charge which had long been treated as property, and which, in many cases, had been bought and paid for; and that would have to be repurchased and paid for accordingly.

That brought him to the practical view of this question. He knew some people advised nationalisation—that the tithes should be handed over to the nation; but he ventured to say that it would be hardly fair or just, because tithe, although public property, was hardly national property, for it had local associations connected with it. **MR. WILLIS**

BUND had spoken of tithe in his county, but there was more tithe paid in one English county (Norfolk) and go to the of Wales. In a county like Lancashire, considering its population, tithe was small. In Kent, Sussex, and Norfolk, comparing their population with that of Lancashire or Middlesex, the tithe was very large. Some persons advocated the throwing of all tithes into a common pot, if he might use such a term, for the benefit of the whole nation; but such a course would be unfair, as it would divert local property belonging to the country districts, to the advantage of the big towns. Under the circumstances tithe should be treated as public property having local associations, and a fair way of dealing with the question would be to transfer all the tithe to the county authorities, giving the county power to compensate the lay tithe-owners and to pay life annuities to the clergy who were in receipt of tithes. The result of that would be, that about two millions per annum would be available for the relief of the public local burdens, and all persons (members of the Church of England in common with Dissenters) would get the benefit of that relief.

The consequence would be that there would be no objection whatever to tithe. It would be as easy to collect as the county rate, and the whole agitation would at once calm down. A very large measure would be in that way carried, to the real benefit, as he believed, of the Church, and to the settlement of all agitation.

His friend Mr. WILLIS BUND was good enough to say that he had altered his mind with reference to the Bill which he (Mr. BOLTON) had the good fortune to pilot through Parliament, dealing with the question of extraordinary tithe, and that the Bill had been a success, inasmuch as it settled that question. He (Mr. BOLTON) dealt with the question of extraordinary tithe as a practical politician, and dealt with it with a view to settling it fairly, as he believed

the Act had done. But that special tithe was not like this. It was a tithe arising in respect of particular crops; and he doubted whether the principles or policy governing that Act could be made applicable to the present question of general tithe. He thought, if this question was to be settled, it must be approached, not by means of a Landlords' Relief Bill or a Tithe-Receiver's Relief Bill, but on the lines of broad public policy, meeting the objections which were conscientiously entertained throughout the agricultural districts of the land.

Mr. JASPER MORE, M.P. (Visitor), was not aware how much of "agricultural England" the gentleman who had just spoken was acquainted with, but he (Mr. MORE) had been in every county in England, and in all he had found views prevailing which were totally opposed to the views of the last speaker, who, he believed, had lived mostly in London.

He knew the counties of Wales well, with some of which Mr. WILLIS BUND was not, perhaps, so familiar, and he entirely agreed with his views. Three or four years ago he brought forward the subject of redemption of tithe at the Diocesan Conference at Hereford, and only four voted for it, but he predicted that the time would come when redemption must take place. The Gloucester Conference and the Convocation of York were in favour of redemption of tithe, and he had presented to the PRIME MINISTER petitions from nine counties of Wales, stating that redemption was the only way to deal with the question to suit their cases.

When he introduced Mr. RYDE's tithe redemption scheme at the Church Congress at Wolverhampton he was struck with a remark made there, and which he had heard repeated on the present occasion, viz., that the clergy had far less interest in the question than was supposed. After he had presented those nine petitions to the PRIME MINISTER, and

some correspondence had taken place with members of the Government on the subject, he made a suggestion that it might be desirable for a joint Committee of both Houses of Parliament to be appointed to consider the value of tithe rent-charge with a view to redemption, which without an absolute pledge they had consented to.

He should like to ask a Meeting of so practical a character as this, supposing such a Committee were appointed, would it be advisable that the Committee should keep solely to the subject of the redemption of tithe, or go, as others suggested, into the whole tithe question; or, again, would it be more in the interests of the tithe-payer that a Bill should be brought forward? It seemed to him that tithe-owners had to congratulate themselves that no Bill had passed. Supposing Lord SALISBURY had passed the Bill which the clergy were so much in favour of, the result would have been that the average would have been reduced to £72. Supposing the Bill of last Session had passed, which was for the purpose, as was said, of placing the burden on the landowner, how would that have affected the Welsh question? It was proposed by that Bill that only future tenants should be relieved from the obligation of paying tithe, so that the Bill in no way amounted to a panacea for the Welsh tithe discontent. In 30 years' time all landlords were to pay tithe—the process was to be merely gradual.

The point he wanted to put to the Meeting was this—was it really desirable to pass a Tithe Bill at all on account of this disturbance in Wales? He fully agreed with Mr. WILLIS BUND that it was much exaggerated. He had lately met an archdeacon who had moved in the matter almost more than anyone else, and who assured him (Mr. MORE) that the area of disturbance was very small indeed. There were two letters in the *Guardian* from a special commissioner who had been down to Wales to represent the clergy, and another was coming out the next day

to which he would invite the attention of Members. The writer, having examined the returns from that area, had stated that the whole amount in arrear in Wales at the present time was about £2,000. No doubt there were some gentlemen in that room who had the duty of collecting very large rents. Supposing the surveyors of large properties who belonged to the Institution had to collect three or four millions of rent, and they came to this room and said that, out of the four millions they had to collect, there was £2,000 in arrear. Would this be considered so serious a state of affairs that it would be necessary to go to Parliament for a Bill to revolutionise the land question?

He ventured to repeat the remark with which he began—that it was better to sit still. He gave the same advice to clergymen and to farmers, and he found that in Shropshire the latter, to a man, were in favour of no legislation at all. Was it worth while to bring forward a Bill to alter arrangements all over England, simply because there were arrears of £2,000 in Wales? But would it be desirable to have a Committee, limiting its objects to the question of tithe rent-charge, or what did the Members of the Institution advise? If a Committee were appointed would they be prepared to act as witnesses? There was to be a committee of landowners formed to watch the tithe question, without reference to church or chapel; and if anyone in the room wished to join that committee of landowners he should be very glad to receive names, as would Mr. LLOYD, of Lancaster House, Savoy, Strand.

On the motion of Mr. E. SMYTH the discussion was then adjourned to the next Meeting.

AT
THE ORDINARY GENERAL MEETING

Held on Monday, December 9th, 1889.

MR. ELIAS PITTS SQUAREY (PRESIDENT) IN THE CHAIR.

The adjourned discussion on the Paper read at the last Meeting by EDWARD RYDE (Past-President), entitled "The Tithe Question: with Suggestions for the Redemption of the Rent-Charge," was resumed by

Mr. E. SMYTH (Professional Associate), who said that his belief in Mr. RYDE's prowess in the various branches of the profession, and certainly in his prowess in matters of calculation, did not prevent a trust that Mr. RYDE would not judge him severely if, in the course of a few remarks, he should show rather more sympathy than was exhibited in the Paper for the case of the parochial incumbents. He had been suffered to comment so fully on Mr. RYDE's former plan that he must now pass over the recital of it in the important and interesting Paper under consideration.

The leading characteristic of the present plan appeared to be that the tithe rent-charge should be abolished, and that in its stead there should be created a charge—he supposed a first charge—on the land. Now, the circumstance that, in the case of any given amount of tithe rent-charge, a totally different annual sum, or (as seen at page 33) a totally different redemption price, was to be paid by the landowner, according to the accident of whether his creditor was a cleric or a layman, appeared to be an awkwardness which did not arise

in the former scheme. In that scheme, if he rightly understood it, all existing payments were to be made to a central fund or stock, which was to be afterwards divisible, in unlike shares, between the two classes of tithe-owners; and it seemed to him that Mr. RYDE had given very sufficient reasons for a distinction being made. Then, in regard to the amount of those redemption prices, he must beg leave to renew his protest that, in his calculations, Mr. RYDE did not make due allowance for the greatly-increased years'-purchase value which was conferred upon any tithe rent-charge purchased by a landowner, and then merged in the rent of his land.

However, the point to which he would ask special attention that evening was the question whether there was a necessity for a compulsory tithe-redemption scheme at all. Mr. WILLIS BUND had, indeed, frankly avowed a change of opinion in this respect which had much impressed him (Mr. SMYTH), until he learnt that it was traceable to some little magisterial despondency which they might confidently hope would soon be shaken off.

But, with regard to the interesting remarks with which they had been favoured by Mr. JASPER MORE, in advocating a plunge into the difficulties of general tithe redemption, it seemed to him that they pointed in the other direction, and showed that the utmost needed was the adoption of some of the proposed moderate amendments of the great tithe-commutation measure of 1836, which Mr. MORE intimated still to work, upon the whole, so admirably. For what were the results of the widely-extended observations that he said he had made? They were these. In regard to England, he completely traversed the plea that there was any growing dissatisfaction in regard to tithe rent-charge. Especially, he said, as to Shropshire, a county adjacent to Wales, and of which he was one of the honourable representatives, the

farmers wanted no tithe legislation at all. With respect to the limited hurly-burly that existed in some parts of Wales, he told them it was much exaggerated, and his remarks implied that it called for no legislation. And lastly, he stated that the whole tithe rent-charge in arrear in Wales appeared to be only about £2,000 ; which was considerably under 1 per cent.

But, whatever might be the amount of tithe rent-charge in arrear, there was no doubt that it was to the parochial clergy that arrears were the greatest trouble ; and the most plausible reason put forward for a compulsory tithe-redemption scheme was that its effect would be to put the clergy on better terms with some discontented parishioners. He did not think it right, however, to assume that discontent among parishioners was equal in intensity in all cases, or proceeding from the same causes. There were, seemingly, three classes.

There was one class of tithe-payers who, while frankly acknowledging their indebtedness, had felt increasing soreness at the unprecedented extent to which the annual results of the septennial average for about 10 years past had been out of harmony with the year's profits from which the tithe rent-charge had to be paid. The straightforward way of removing that discontent was to supplant the septennial average, if not (as in Scotland) by an annual average, at any rate by a triennial average, as proposed in one of Lord SALISBURY'S Bills of 1888. The discontent in Wales began about three years ago with a request to tithe-owners for an abatement of 10 per cent. ; and that was just about the remission which would have been had for several previous years under a system of annual average. Certainly, Mr. JASPER MORE said he congratulated the clergy that a measure establishing a triennial average had not been passed, for if it had they would now be receiving smaller

incomes; and he advised them to support redemption. But he (Mr. SMYTH) thought that, on consideration, the clergy would not be unwilling to antedate by a year or two the coming fall in the septennial averages rather than rush into the arms of Mr. RYDE, who was prepared in his redemption plan to take away nearly one-third of their tithe rent-charge forthwith and for ever.

Another class of discontented parishioners might be instanced who, like the unfortunate Lincolnshire gentleman mentioned in the early part of the Paper, found it difficult, or perhaps impossible, to let land by reason of the high tithe rent-charge upon it. A way to remove that very exceptional discontent was to adopt some of those clauses which had been already introduced in Bills laid before Parliament for enabling a tithe-payer, in certain extreme cases, to obtain a judicial reduction of the tithe rent-charge; and if he had that power, there was no doubt that the necessity for having recourse to it would, in the vast majority of cases, be done away with by a voluntary arrangement to the same effect between the tithe-owner and the tithe-payer. There was also the suggestion which he made three years ago, that incumbents should be empowered (certainly not compelled), with appropriate consents, to sell tithe rent-charge. Where there was a risk of getting but little, if any, for some years, the incumbents (being only human, and having human wants) would be but too glad to sell to the landowners at moderate prices.

The discontent of those two classes having been removed, there would only be left a very small, if turbulent, set of people whose conduct showed a disposition to keep in their own pockets money which might belong to the Church or might belong to the State (that question was outside the Paper), but which certainly did not belong to them. If it were conceivable that such retention could ever proceed from

theological impulses, the peace-offering of a part of the clergyman's income, as proposed by Mr. RYDE, would not avail; they would not be content without the whole. But when it was giving effect to a not uncommon coveting and desiring of other men's goods, if Parliament was to be intimidated into passing any special measure to satisfy people of that stamp, he could only say that such views as he had formed of the value of an executive Government would require considerable modification. He really must submit that for Mr. RYDE to ask the clergy to accept any such proportion as £48 for a net tithe rent-charge of £70 was asking them to sacrifice much too large a percentage of their tithe rent-charge, for the vain hope of winning the affections of that remaining class of malcontents, and for his present proposal of making the £48 a charge on the land and a personal debt from the landlord; because, as regards the £70 tithe rent-charge, the owner now had whatever potency might attach to the right of distraint.

He felt he was at some disadvantage in addressing a Society whose Members could not fail to be slightly prepossessed in favour of any scheme that would improve, at this serious time, the income of landowners. But Mr. RYDE's plan was not put forward as a measure of justice to landowners, and the brunt of which would fall on the whole community; that was a style of measure going rather out of vogue. The effect of the plan would be to give some relief to each landowner, but at the cost of an enormously larger loss to each of the comparatively very small number of tithe-owners, whose rights had been a proportion of produce, irrespective of the rental value of the particular parish; who suffered contemporaneously with the landlords from that depression in the prices of produce of which the landlords complained; and who were under the additional disadvantage that the fall of their income was governed solely by

the fall in the prices of grain, whilst agriculturists were not without other sources of profit in which little or no depression was seen.

Finally, let it not be supposed, that because some years ago the Irish tithe rent-charge was dealt with on the lines followed in Mr. RYDE's first Paper, that this English tithe rent-charge could be manipulated as easily. In the Irish case there was a church to be disendowed; and the continuance by the landlords to pay the tithe rent-charge for half a century would be more than sufficient to provide a continuance of their full incomes to the then existing clergy, and (if he rightly remembered) to those who might receive appointments within ten years from the passing of the Act. But Mr. RYDE did not contemplate the disendowment of the Church of England, and therefore he had recourse in both his plans to an immediate reduction of the incomes of its clergy.

He craved forgiveness if he had chanced to express himself in too absolute terms in discussing a Paper the author of which was held in professional esteem by no one more highly than by him.

Mr. W. C. LITTLE (Fellow) said that the subject of tithe redemption had been an interesting one to him for a very long time, and he had desired very much to see introduced some practical scheme which was likely to be generally accepted by landowners and by tithe-owners. The problem had always seemed to him to be rendered extremely difficult: first, by the impossibility, at the present time, of expecting the landowner to pay anything more than he now paid, even if the hope were held out of the ultimate extinction of tithe. If the landowner were told that by paying only 10 per cent. more at the present time he would be relieved of tithe entirely in the course of a few years, he believed there were

many landowners who were in such an unfortunate position that they would be unable to accept such a proposal. But there had always seemed to him to be another difficulty; it was extremely unjust to compel any tithe-owner to sell his property in a falling market, at a greatly-reduced price, and he thought, therefore, that any scheme, to be successful, must proceed on the lines of not asking the landowner for anything more than he paid now, and giving the tithe-owner not much less than he received now.

It might be true that there was no immediate prospect of a rise in prices, and that the value of tithe rent-charge might decrease, descending to even a lower point than it had yet reached, but no one could claim to be a prophet or pretend to infallibility, and it could not be said with any certainty that such would be the case. It seemed to him, therefore, that it would be a great injustice to the tithe-owner to proceed on any assumption that tithe rent-charge must inevitably become of less value than it was at present. What was the course pursued when tithe was commuted? The State said, "You must look back on what the tithe-owner has received for the last seven years, and the basis of value is to be the experience of the past, and not the anticipation of the future."

Now, it seemed to him that Mr. RYDE's scheme was not at all in accordance with the views which he (Mr. LITTLE) had attempted to express. While it certainly did not ask the landlord to pay any more, he conceived it involved a very substantial injustice to the tithe-owner. As he read the scheme, the average tithe-owner received only £42 1s. 5d. in lieu of a sum which was assumed to be at the present moment of the net value of £70. In order to raise this the landowner had to pay £45 for one hundred years, and then be relieved entirely. Now, he would ask the Members present this practical question—was it conceivable that

Parliament, at the present time, would make a free gift to the landlord of the difference between £45 and £70? Was there anything in the conduct of Parliament or in the utterances of public opinion, at the present time, to lead one to suppose that landowners would be given even one farthing beyond what belonged to them? Then on what ground was it proposed to reduce the income of the clergy particularly, and of the tithe-owners generally, from the sum of £70 to £42? In the scheme which had been put forward there had been deducted the cost of collection and the rates, and a very considerable reduction in the tithe rent-charge had been allowed for, but still there was nothing shown which, to his mind, could justify a reduction from £70 to £42.

But behind the tithe-owner there was a very strong body (he did not know how strong) of persons who believed that tithe was national property, and who would not consent, for the benefit of the landlord, that his payments should be so reduced. They desired to see tithes devoted to other purposes, and, he thought, would never consent to £42 being received in the place of a considerably larger sum.

He hoped it would not be out of place to remark, with reference to schemes of redemption generally, that they all seemed to him to omit one very important consideration. They were all based on the assumption that the average cost of collection of the average amount of tithe was a fair reduction in all cases. But he thought that in any scheme of redemption the net value should be taken as the basis of commutation seeing that the net value of £100 worth of tithe rent-charge varied so very much in different parishes. He might give an illustration, without going very much into figures, from his own immediate neighbourhood. There were three parishes lying side by side. In one the rates did not exceed 2*s.* 6*d.* in the pound, in the next they were about 3*s.* 4*d.*,

and in the third at least 6s. 8d. It was obvious that the net value of £100 worth of tithe rent-charge varied very greatly in those three parishes, and therefore the landowner must not be asked to pay, or need not be asked to pay, so large a sum to redeem the smaller tithe rent-charge as he must pay to redeem the rent-charge in a parish where the rates were 2s. 6d. in the pound. It might be contended that, for the purposes of a general redemption scheme, some uniform figure must be taken to represent the rates. There was, however, no difficulty in the matter. If the real value were taken the landowner who had to pay the higher rates and taxes would not pay so much for redemption. The average cost of collection was put at five per cent., which he assumed to be a very fair figure; but he knew tithe-owners who had their tithes collected at one per cent., and other considerable owners who now collected them themselves, but there were others still whose deductions for loss, legal expenses, interest on deferred payments, and so on, would bring the charges included under the head "costs of collection" to a great deal more than 5 per cent.

The point that he wished to press upon Mr. RYDE's attention was that to make a fair redemption scheme it would be necessary in each parish to go into all the circumstances and make a deduction in proportion to the amount of rates and the cost of collection.

The Rev. W. J. STRACEY (Visitor) said that he had brought this subject before the Norwich Diocesan Conference in the early part of last year, and, he believed, had carried the whole Conference with him in unanimously advocating a redemption of at least the smaller rent-charges. He had himself, under the Act of 1878, redeemed some 40 rent-charges in the parish with which he was long and intimately connected.

He confessed that, when he heard Mr. RYDE's Paper, he had not at once been able to grasp all his figures, but when he looked at it more closely it struck him that it referred principally to the larger rent-charges. This, he must own, was not the part of the question which particularly interested him.

His belief was that no human ingenuity could ever discover a plan which would gain the unqualified assent of both the tithe-owner and the tithe-payer. The fluctuating nature of the value of tithe rent-charge was one great obstacle, besides those that had been mentioned by the last speaker; but two points occurred to him which ought to be brought forward when this matter was under discussion, and to which no reference whatever had been made in Mr. RYDE's Paper. One related to the landowner who was a tithe-payer, and the other to the tithe-owner. With reference to the first, he ventured to repeat an observation which he had made on a previous occasion. He did not believe that one landowner in a thousand knew that, under the 21st clause of Lord CAIRNS' Settled Land Act, he could, if he chose, sell some part of his estate and pay off any portion of tithe-charge on his property with the proceeds. What benefit was that to the landowner? It was this. He supposed all would agree with him that this was not a favourable time to sell land, but cases could easily be imagined where an outlying farm of very little value to the owner, would be of accommodation value to some neighbouring property, although, perhaps, it did not pay the present owner above 1 per cent. Suppose the owner sold such a farm under Lord CAIRNS' Act, and put the money into the hands of the official trustee of the Court of Chancery, or into the Government funds under other trustees, he would get only $2\frac{3}{4}$ per cent., and after 12 years from the present time only $2\frac{1}{2}$ per cent.

Now, what would redemption do? Suppose, by reason

of war, or any other unforeseen occurrence, the tithe rent-charge should go up again to par, the landowner would receive 4 per cent. on his redemption without any outgoing of any kind, and if it went down to £75 he would still be receiving 3 per cent. ; so until the rent-charges went down below £70 he would be better off than if he sold his property and put the money into the public funds.

Another important point was that in any new Tithe Bill the freedom of investment which was given to trustees in general under the late Act, passed only in the month of August last Session, should be not only given to the Governors of Queen Anne's Bounty, but made compulsory, and that would materially lessen the great loss which there would be, under any circumstances, to the tithe-owner by redemption of the larger sums.

But, as he had said at first, these larger charges were not that part of the question which most particularly interested him, or in respect of which he thought it possible to devise any plan which would be satisfactory to all parties ; but he did think that it might be possible to deal with the small charges, and so do an immense amount of good, and prevent an enormous amount of ill-will and disagreeableness in thousands of cases.

About two months ago he sent a letter to the *Guardian* newspaper, asking any readers of that paper if they would be so kind as to favour him with returns from their own parishes of the number of tithe rent-charges not exceeding 20s., and the gross amount: the number and amount of of those between 20s. and 40s. : and the same above 40s.

Before he went more particularly into that point he would mention two returns which had been sent him, and which he thought so remarkable that he was obliged to leave them out in forming any calculation of average in all the parishes. One was from a parish in Wiltshire, and the other from one

in Yorkshire. The first had 573 tithe rent-charges not exceeding 20s., of which 371 were less than 5s. each, besides 27 between 20s. and 40s., thus making 600 separate tithe rent-charges not exceeding 40s. at most.

In the parish in Yorkshire there were 684 tithe rent-charges not exceeding 20s., commuted at £110, and, in all, 610 up to 40s. Now, he would endeavour to show what was the real value of these small sums to the tithe-owner.

First, it might be assumed that the tithe-commutation value was as nearly as possible 20 per cent. below par, making £110 worth £86. The costs of collection, 20 per cent. for those small sums against $2\frac{1}{2}$ per cent. for the larger, brought it down to £66, and then there were generally £30 in arrear. That brought it down to £36. Then there were rates and taxes—poor's rate, school rate, highway rate, and income-tax, which reduced its value to something like £25, even if it was worth so much as that.

To give a summary of the answers that he received, he found in 25 parishes (some large and some small) there were 534 rent-charges up to 20s., only 147 between 20s. and 40s., 518 over 40s. Multiplying these figures by 4 and then by 100, would give an average for 10,000 parishes, which he supposed was about the number in England with tithe rent-charge upon them. This would give 213,600 rent-charges not exceeding 20s., 58,800 not exceeding 40s., and 207,200 over 40s.

Now, as to the present value of these. Those 25 rent-charge returns he took to be of the value of £122 up to 20s., £143 10s. up to 40s., and £10,024 over 40s. Multiply that by 400, and the whole tithe rent-charge up to 20s. would appear to amount to only £48,400; up to 40s. £57,400; and over 40s. £4,008,600.

He would like to ask the Meeting whether it was either

desirable or necessary that all rent-charges, of whatever amount, should be redeemed at the same rate? He would say decidedly not. The losses from arrears and the expenses of collecting were altogether so much greater on these small sums, and, at the same time, the whole amount was so small that the tithe-owner would be very little the loser, if at all, by their being redeemed at a very low rate. He sent a second letter to the *Guardian*, in which he suggested that every incumbent should calculate exactly the worth of these small rent-charges, and he believed they would not be losers by their being redeemed, up to 20s. at ten times the commutation value; and between 20s. and 40s. at fifteen times their value, leaving the larger sums at 25 years' purchase, as they were now, under the Act of 1878. It would cost the Government about £1,000,000 to do this, if it were generally accepted. It would not be a confiscation, because nobody need accept the offer of the Government, and it would return the Government, at the present value of commutation, 7 per cent. on that £1,000,000.

He thought that was a feasible plan, which, if it could be adopted, might tend greatly to solve this very difficult question, which was every week becoming more and more important. It would clear off no less than 300,000 grumblers, and would cost the Government only about one million if it were generally accepted, which it might not be, while it would pay them 7 per cent. on the outlay, and be collected with the land tax and inhabited house duty, &c.

He felt sure that everyone who was taking part in this discussion was endeavouring to do what lay in his power to secure peace where there was peace, to restore it where it no longer existed, and to promote, as far as possible, goodwill between all classes of men dwelling together in one parish.

Mr. W. MATHEWS (Fellow) said that the first improvement which he thought ought to be made in the collection of tithe rent-charge was that there should be a concurrent remedy against the owner for the payment of all tithes due in respect of his tenancies. He had been connected with many parishes, in some of which he collected the tithe rent-charge, and in others paid them over from the landowner to the tithe-owner. In the case of almost all the landowners for whom he acted, the tithe rent-charge was, many years ago, added to the rent. It was collected with it, and was paid over to the tithe-owner, and no friction of any kind occurred. If the owners were allowed to redeem, on Mr. RYDE's system, tithes paid under such an arrangement as that he had been describing, the landowner would be a great gainer, and the tithe-owner a great loser. In fact, it cost the tithe-owner not a single penny to collect that part of his tithe, which, as a rule, was the largest part in most parishes.

There were, in some of the parishes with which he was connected, a number of small freeholders, such as the previous speaker had referred to. They paid without very much difficulty, on something like the following terms. Everybody who came to the tithe-room to pay had a ticket given him for so much refreshment. When he came and paid a sum of, say, from 6*d.* to 1*s.* 6*d.*, the ticket given him was perhaps worth 2*s.*, but even under these circumstances there were some who could not be got to pay. Then he would ask how was it possible to put a distress on a man's land for 1*s.* 6*d.*? It could not, practically, be done, and it was, therefore, highly desirable that, if for this reason alone, these small charges should be redeemed. There were many schemes for redeeming small charges in various Acts of Parliament. He had not referred to them lately, and he

could not therefore describe them exactly, but he had worked some of them. Under one scheme, if a piece of land were sold and divided into a number of small lots, the owner of any one of those lots could compel all the other owners to redeem. In such a case it was necessary to get one of the owners to put the law in motion, and it was almost impossible to describe the technical difficulties of the proceedings. One had to apply to the Tithe Office—a meeting of all the purchasers had to be called, and those purchasers must employ a surveyor, who had to divide, say, 36s. worth of tithe into 60 different portions. Under one of the last Acts certain powers were given to the tithe-owners, subject to the consent of the Tithe Commissioners, to compel redemptions. The redemption, he believed, was at the rate of twenty-five years' purchase on the commuted rent-charge, and the Commissioners had deemed it prudent in some cases not to put the law in motion.

There were some parishes in which nearly all the tithe was paid by the small freeholders, and if one of these paid £1 a year it would be a serious thing to compel him to purchase at £25. He agreed, therefore, with the last speaker in thinking that there should be passed some Act of Parliament which would render simple and easy the redemption of small tithe rent-charges; but he did not agree that it should be voluntary—he thought it should be compulsory. He did not see the use of redeeming a few of those small tithe rent-charges, but advocated the redemption of the whole in one parish.

This brought him to the third point to which he wished to call attention, and one which he considered very important in dealing with the tithe question. All who were connected with the collection of tithe knew that in many parishes there was no field apportionment, but only an apportionment

on lands in different occupations. As the lands had changed hands, altered apportionments had been made in but very few cases. He himself had recently been obliged to make one, owing to the fact of part of a parish being added to another parish. The incumbent who took over that part of the parish had no apportioned tithes which he was legally entitled to collect. Therefore it was necessary to obtain a proper apportionment. He (Mr. MATHEWS) found this to be difficult. The chief landowner in the parish had many closes in hand, one was in the piece that had to be cut off, and therefore an alteration was necessary to put an apportioned tithe rent-charge on it. What the Tithe Commissioners would have done if he had acted differently he did not know; but he had thought it necessary to take care, in the altered apportionment, that a separate tithe rent-charge should be put on every field. The Commissioners said, "We have now a new Ordnance Survey, and a new schedule of quantities; you must go into all those new quantities, and take care that the altered apportionment is made on that basis." This caused great delay in the completion of the altered apportionment.

Now, in most cases where lands had been sold there had been no altered apportionment—it had been done by consent; thus, if £50 a year were apportioned on a single block of land containing a hundred closes, and one of the closes were sold to A. B., a friendly arrangement was made that this portion should carry so much tithe rent-charge. Then, perhaps, A. B. cut up one of those closes into fifty building lots. There might be made some friendly apportionment, or there might not; but the net result was that in half the parishes in England and Wales the tithe rent-charge was in confusion, and no scheme of redemption could be successful until some definite reapportionment was made.

This was a necessary preliminary to any redemption of tithes, and he commended the point to the careful attention of The Surveyors' Institution.

The Ordnance maps and the area books were in existence in most parishes, as a basis for correcting the apportionments, and such correction must be made before it was possible to do anything with respect to redeeming small tithe rent-charges. A sum of 1s. 6d., even, could not be redeemed if the 1s. 6d. had no legal leg to stand upon. It must first have a definite legal existence before any schemes for redeeming it could be carried out.

Mr. H. J. ELWES (Visitor) said that he joined in the discussion under some disadvantage, not having heard the discussion on the previous occasion. But the subject was one of such difficulty, and seemed to be so little understood, even by some of the speakers who had dealt with it in Parliament, that any information, however humble, and from however narrow a point of view, might, perhaps, be taken as of some value.

He regarded the question from the point of view of one of the second class of tithe-payers alluded to by the first speaker that evening, namely, the owners and occupiers of large areas of poor land, formerly arable, which at the present time had gone out of cultivation owing to its not being possible to let or farm it at a profit. This condition of things only existed, of course, in some districts of England, and perhaps most generally in the south and some parts of the eastern and midland counties.

It seemed to him that those who dealt with the tithe question very frequently overlooked the fact that, when the tithe commutation was originally made, a great deal of land was devoted to the growing of corn, and, under the

then existing corn laws, could be cultivated at a profit, although, perhaps, not well farmed. It must also be remembered that before the commutation tithe was not a tax upon land, but upon produce. But when Parliament did away with the corn laws this, combined with other causes, had made it impossible to grow corn at a profit on very poor land, and there ceased to be anything on which tithe could have been levied. He looked upon the redemption of tithe as a highly desirable thing; but it seemed to him necessary that before tithe could be redeemed there must be a fresh commutation. There were many parishes where there was good grazing land on which tithe was very low. Those were just the most valuable lands in England at the present time, and were now worth as much as, or perhaps more than, they had ever been, but such land was paying no more in the shape of tithe than poor arable land, which could not be let even at a nominal rent because of the tithe, and which, therefore, was cultivated usually at a loss, sometimes for philanthropic rather than economical reasons, on the part of the owner, simply to prevent the parish becoming desolate, and labour being all driven away. This state of things could not last for ever; and if the owners of those poor arable lands were compelled to pay such a tithe that it really came out of their pockets and not out of the land, there must be created, in the course of time, a bad feeling against the tithe-owners among the very men who had always been, and he hoped always would be, the best friends of the Church.

One clause in Lord SALISBURY'S Act provided that, in such cases, the tithe-payer should be empowered to go to Quarter Sessions or to the County Court to show cause why the commutation originally made on such land should be altered, and assessed on a lower basis. It seemed to him that

if this clause were passed it would have a very bad effect in two ways—first of all, it would create constant friction between the tithe-payers and the clergy; and secondly, it would act as an inducement to throw out of cultivation land which was hardly capable of profitable working, which in good years afforded a narrow margin of profit, and in bad years none at all.

If the owner of such land found that, whatever the loss might be, he had to pay the tithe with only a chance of profit in good years, it was a distinct inducement to throw the land out of cultivation. It seemed to him that the working of any such enactment must be highly detrimental both to the country and to the tithe-owner.

Though, no doubt, a fresh commutation would in many parishes be a very difficult operation, it would certainly be less difficult in application than redemption in such cases as had been alluded to by some of the speakers, where the tithes were divided among a large number of small owners, or where the apportionment had never been properly made. He did not see why, if it were done in a business-like way, there should not be a fresh commutation in those parts of the country where it was urgently required. He did not believe it would be general or even necessary in all cases, but the conditions varied so much in different localities that it was impossible to apply the same principle to all; and, though it was generally held by tithe-owners that the original commutation was like the law of the Medes and Persians, which could not be altered, yet it seemed to him to be well within the power of Parliament, which had abolished the corn laws under which the commutation was made, to order a new one in cases where the present commutation was conclusively proved to be out of date and not in accordance with justice.

As a matter of fact, a new commutation would probably,

if made general in its application, increase the tithe as much or more in some localities as it reduced them in others. With regard to the question of redemption, he thought that though it seemed hard on tithe-owners to accept such a settlement of the question when prices had apparently touched their lowest point, yet, having regard to the hostile and communistic spirit which seemed, under the guidance of some politicians, to be making such rapid strides, it would be best both for tithe-owners and tithe-payers to get the question settled by some means as quickly as possible.

Mr. JOHN LLOYD (Visitor) said that, as he had in a few days to preside over another meeting called to consider this very subject, he did not quite like to forestall what he should then have to say by going into the question at any length on the present occasion, but he might state his opinion that the instances referred to by the last speaker—where land was thrown out of cultivation, or almost completely so, because it would not return sufficient to pay the tithes—were cases of exceptional hardship, and in such cases he thought there certainly should be a reassessment of tithe.

He thought redemption of tithe to be also a reform very much needed indeed, if not absolutely necessary, and any scheme for it should hold out some inducement to the land-owner to relieve the land from the charge, and at the same time to cause as little loss as possible to the tithe-owner. He would venture to remind the Meeting that a large portion of the tithe of England was not held by clerical, but by lay, owners. He did not think that schools and colleges, generally speaking, would suffer any really serious hardship, for they held large estates as well, and besides could afford any little loss that might be occasioned by redemption; and he thought that, in the case of the rectors and vicars

who would be affected, their loss might well be made up by the Ecclesiastical Commissioners whose property in houses, building lands, and mineral districts was increasing in value to an enormous extent. Rectors and vicars might suffer, but the Church was quite strong enough and powerful enough, to make up any losses they might sustain.

He would suggest that a fixed scale be arrived at for the redemption of tithe—something after the manner of that which Mr. RYDE had mentioned, but it should be uniform for all classes of tithe. He (Mr. LLOYD) thought £70 rather too high a figure at which to put the net value. The present gross value, according to the returns, was £73, and last year £70, but Mr. RYDE had put it at £82, which was based on the value of the past seven years. It seemed to him that the average was falling, and that £82 was higher than it ought to be. In his opinion a scheme should be framed dealing with this question in a practical and business-like manner, and though it might be difficult to meet all cases, still he thought it could be successfully dealt with and settled by practical men. He hoped, on the part of the tithe-payers, to formulate, through the association which he was promoting, terms that would be just to all. That was the way he was endeavouring to deal with the question, and he hoped it would be successful.

Mr. CHRISTOPHER OAKLEY (Fellow) thought it was very desirable, if possible, that some such scheme of redemption should be worked out as Mr. RYDE had suggested; but it seemed to him that, since the subject was discussed in that room three years ago, the difficulties in the way of arriving at a conclusion satisfactory to all parties had much increased, owing to the continued fall both in the annual value and in

the market value of tithe. He was afraid he must agree with one of the previous speakers that it was almost impossible to work out a scheme which would receive the sanction of Parliament and, at the same time, give satisfaction to the tithe-payers and tithe-owners; certainly it was quite impossible, unless there were a compromise, and each party was willing to give way to some extent in order to promote the solution of this difficult question. It was unreasonable to suppose that the tithe-owner would accept the present market value to a stranger. The purchaser would be the landowner, and what the tithe was worth to him must be taken into consideration. It was manifest that, whatever number of years' purchase the land was worth, the landowner increased the selling value of his property by buying the tithe, by the amount of annual tithe, multiplied by that number of years. These were facts which were incontrovertible, and if a fair scheme were worked out it would be a great benefit to the landowner eventually.

It did not seem to him probable that Parliament would be able, at present, to pass a Redemption Act that would be satisfactory to both parties; but, if that were not possible, it would be a great step towards the solution of the difficulty if some plan were worked out and passed to make tithe a fixed annual sum without fluctuations or deductions, and to charge that on the land and on the landowner only. It appeared to him that the Act of 1836 should be carried out both in spirit and in letter. It stated most clearly that the landlord should pay the tithe, and that if the tenant paid it he should deduct it from his rent, but that Act did not say that any contract to the contrary would be void. That might have been thought an extraordinary proviso 50 years ago, but it would not be thought so objectionable at the present time. The first step, in his opinion, was to

reduce tithe to a fixed sum and charge it on the land and on the owner, and he agreed with other speakers that if the Act of 1836 had been carried out in its entirety there would not have been much of the present agitation.

In the discussion on this subject three years ago, Mr. WATNEY explained how tithe was dealt with in Ireland under "The Irish Church Act, 1869, Amendment Act, 1872." (See "Transactions," vol. xix., p. 157.) The redemption scheme in that case provided for an annual payment of £4 9s. per cent. for 52 years, or $22\frac{1}{2}$ years' purchase. If that Act worked well—as he understood it did—it afforded ground for hope that some such scheme as Mr. RYDE's might eventually be carried out. Tithe-payers and landowners might take some interest in the future, after 50 years, but they could not be expected to take any great interest in favour of a scheme for redemption extending over 100 years. If tithe redemption were to be so long deferred as that it might almost as well be a permanent charge, with a proviso that if the tenant paid it he should be able to deduct it like property-tax.

The whole question was attended with considerable difficulty, and a great many instances might be given showing cases of injustice as regards the existing tithe, but such a reform could not be worked out without some hardship to individuals, and it was impossible to propound any general scheme which would secure absolute justice and satisfaction in every single case.

If all tithes were to be compulsorily revalued it would, of course, be a much larger operation. It would defer the solution of the main question, and in the meanwhile the present agitation would not be put an end to or allayed. If that were to be done it would still be desirable, he thought, that the landlord should be compelled to pay the

tithes even before they had been revalued, as well as afterwards.

One of the points that people urged who objected to the present commutation was that when the tithe was commuted in 1836 the standard £100 of tithe was made up of three equal parts in value of wheat, barley, and oats. But wheat having fallen so largely in price, and barley and oats having kept much nearer the prices of 1836, the price of tithe was now kept up mainly by the fact that the prices of barley and oats had not fallen so much. It was urged, by those who put this view forward, that wheat represented one-half the value of the farmer's corn, and barley and oats each about one-quarter of the whole, and that the tithe should be commuted on this basis. If that were done tithe would now be something like 5 per cent. lower than it was at present. A case had come under his notice in the county of Essex where the tithe-owner had agreed to accept half the tithe in order that the land might be let at a nominal rent of £1 a year.

Such a case gave point to the arguments of those who urged that tithe was too high. It had also been calculated that if the farmers made their own returns of prices they received, including the value of the refuse corn which never went to market, it would reduce tithe something like 10 per cent. Those were points that would have to be taken into consideration if the question of revaluation was once entered upon, which course he thought it would be better to avoid, if possible.

As to the question of rates, it appeared to him that the 10 per cent. which Mr. RYDE proposed to deduct was about a fair average for the whole of England. With regard to collection, it seemed to him that the landlord had very little right to claim the benefit of any reduction for costs of collection. The landlord would merge the tithe in his rent,

and practically it would cost him nothing to collect. It was true that the incumbent had to pay for collection, but he thought that was a point which, in working out a compromise, might be given up by the landowner, and that the cost of collection need not be taken off. It was open to incumbents to collect their own tithes if they liked.

On the question of general liability to tithe, he agreed with Mr. RYDE, and with what THE PRESIDENT had said on a former occasion as to the justice of the question of the payment of tithe, that it was as just a debt as the claim of a tithe-payer against the butcher or miller to whom he had sold stock or corn, and he thought there was no agitation more unjust than that which had been got up, of late years, to repudiate this liability. But he also thought that, if the landowner had paid the tithe himself for the last fifty years, the agitation would not have arisen.

The first thing to do was to put the payment of tithe on the landlord, without reference to rates or cost of collection, and let him add it to the rent. If the tithe-owner accepted a permanent fixed charge of about two-thirds of £100, without further deduction for rates or cost of collection, and if it were made a charge on the land, with full power to force the landlord to pay it, it would in his opinion be a fair compromise of the question.

There was this objection to Mr. RYDE's scheme—that it did not give to the tithe-owner any Government or other full security. He had still to collect the new rent-charges from the landlord, and there would be thousands of them of very trifling amount, and he had then to hand over a small fraction of the amount so collected to a Government department to form a sinking fund, which must accumulate for one hundred years before the scheme could be worked out. That seemed to him to present a practical obstacle to this

method of carrying out the matter, for the great objection of the tithe-owner would still remain that, after all his sacrifices, he had not a security which would warrant his forfeiting such a large amount of his income.

On the motion of Mr. G. J. BROWN (Fellow) the further discussion of the Paper was then adjourned to the next Meeting.

AT

THE ORDINARY GENERAL MEETING

Held on Monday, January 6th, 1890.

MR. ELIAS PITTS SQUAREY (PRESIDENT) IN THE CHAIR.

The adjourned discussion on the Paper read by EDWARD RYDE (Past-President), at the Meeting of the 25th November, 1889, entitled "The Tithe Question : with Suggestions for "the Redemption of the Rent-Charge," was resumed by

Mr. G. J. BROWN (Fellow), who said that what had most impressed him, when he had carefully examined the Parliamentary Bills and Papers bearing on this subject, was the immense mass of material available to work upon.

The question of tithe rent-charge was not only "in the air," but was one which had to be met face to face, although, as a tithe rent-charge receiver, he could not say that he had found any serious difficulty in collecting such charges. Nor in his extended experience of landowners and their tenants had he found a case where there had been a desire to escape from this legal liability, hardly as the payment might now press in certain cases, and clear as, in these cases, seemed to be the claim for mitigating a charge made under very different circumstances fifty years ago.

It had been said by Mr. JASPER MORE that the Shropshire farmers thought no legislation necessary, but this was not the opinion of Mr. RYDE and Mr. WILLIS BUND, whose views seemed now much strengthened in favour of legislation.

That a surveyor of Mr. RYDE's wide knowledge, not only of his profession, but of affairs at large, and with an experience dating back to the first Tithe Rent-Charge Act, was convinced of the necessity of the great compromise advocated in his Paper, should have most deserved weight with tithe-owners, both clerical and lay. They might feel that the time had, unfortunately, come when, in their own cases, they were properly warranted for themselves, and as trustees for those who come after them, in meeting the depreciation that, over a very considerable area, had fallen upon land. The clergymen who had spoken, with, perhaps, the exception of Dr. LAMPLUGH, practically said the same thing.

He had been much struck with Mr. STRACEY's remarks with reference to the redemption of the smaller sums of tithe rent-charge, say, below £1 a year. Mr. STRACEY would take ten years' purchase for these small sums. He believed that, as part of a comprehensive scheme of redemption, it would be decidedly the wisest plan to redeem these small amounts at ten years' purchase, and, to him, Mr. STRACEY's scheme seemed to be a statesmanlike one. The charge from 20s. to 40s. might, as Mr. STRACEY suggested, be taken at fifteen years' purchase, or even less. But this must be part of a compulsory scheme like the recent Extraordinary Tithe Rent-Charge Redemption Act, and there must be nothing optional about it. Government or the County authority might work the scheme, and if a fair profit were allowed to the taxpayer, who could complain? At such rates of purchase a sinking fund could the more readily be provided for completely redeeming the charge in fifty years. Beyond that he thought it not wise to go.

There would then remain to be dealt with the bulk of the tithe rent-charge in money, but, so far as he could learn, decidedly the smaller proportion as regards numbers of

payers. He had had the figures carried out as to six parishes dealt with by his firm. They were scattered through Gloucestershire, Wilts, Hants, Surrey, Kent, and Sussex. Out of a total of 212 payers in these parishes, he found that 99 were under £1 and 27 between £1 and £2, leaving 86, or about 40 per cent., £2 and upwards. These included rectorial charges, which generally exceeded the vicarial, so that the comparison with Mr. STRACEY's figures was hardly fair, but he gave them for what they were worth.

He could not agree with Mr. RYDE's proposal to make a difference between the clerical and lay owner of tithe rent-charge as regards rate of redemption. Whatever was done, the present charge must be taken on its own merits, and without regard to who may be the owner.

No doubt the clerical owner performed certain work which would appear to give him an extra claim, but the lay owner had, as a rule, a larger and more saleable kind of tithe rent-charge to receive.

It was well known how much tithe rent-charges differed in the proportion they bore to the present altered value of land in the case, for instance, of favoured spots, more particularly of grass-land, contrasted with practically unsaleable tracts of hungry arable.

The amounts charged on the heavy clays of Essex, and on the high chalk lands of Hants and Wilts, absorbed, practically, nearly all the present profit, leaving the owner little or nothing for his buildings and the expenses incidental to a landed estate. It was in these cases that the land-owner seemed to have a just claim for substantial relief.

The case of an owner of fine grass-land, or land improved by the growth of a town or nearness to a new railway station, was a very different one, and the tithe rent-charge payable by him might be properly redeemed on a basis differing much from that adopted in the case of the

former class of owner. In the case of small amounts of tithe rent-charge he did not think that Mr. RYDE has gone low enough, while on the other hand, in some cases, it seemed that the scheme would give an undue advantage to the landowner.

His (Mr. BROWN'S) firm collected for an owner of rectorial tithe rent-charge lump sums of £60 to £80 a year, payable by large landowners out of good land in an improving residential district, and it would be difficult, he thought, in this case, to convince the lay impropiator that Mr. RYDE was not dealing very hardly with him. The landowners would certainly have a good bargain.

Under the Extraordinary Tithe Rent-Charge Redemption Act assistant-commissioners were appointed by the Land Office to advise it as to the different grades of hop land. Could not a similar course be again adopted?

Ordinary tithe rent-charge in the nature of its incidence had, as compared with the original apportionment, varied no more than did the different qualities of hop and fruit land. The present fluctuating charge above 40s. should, he thought, be converted into a fair fixed charge payable by the owner, and by him alone.

The terms for creating this fixed charge would need careful consideration, to meet the present value of tithe rent-charge. On the whole he believed that the result would be more favourable to tithe-receivers than Mr. RYDE'S scheme would prove to be.

Several previous speakers had deprecated what would be, practically, a revision of commutation; but how else could fairness be arrived at in some of the seriously extreme cases of which everyone had knowledge? Take, for instance, the large tracts of land where tithe and rent are now often equal, and the many cases now where it is quite favourable to find the tithe not more than a third of the rent.

In this discussion a case had been mentioned where rent was practically extinct, and the tithe reduced by one-half in order to keep land in cultivation and labourers employed. He knew there were extreme cases, but they must be met. On the other hand, where rental has been but little affected, if at all, why should the tithe-owner have to submit to a great reduction?

The problem was a difficult one. Apart from party politics there was an ardent desire on the part of many thoughtful men to get it equitably settled, and he, for one, earnestly hoped that this might be done, and without any long delay.

THE SECRETARY read the following letter received by THE PRESIDENT from Mr. W. J. BEADEL, M.P., Past-President:—

“6th January, 1890.

“DEAR MR. PRESIDENT,

“I had hoped to attend the Institution this evening
 “and to have spoken upon the tithe question, but a charitable call in the interest of the rising generation prevents
 “me. So far as I can form an opinion the sole and only
 “difficulty arises from the low price of wheat. Barley,
 “approximately, has maintained its average; oats affect the
 “question but slightly. Whilst wheat remains at so low a
 “figure landlords get but little (if any) rent, and tithe-
 “owners, be they clerical or lay, are supposed to, and do,
 “suffer with them.

“When the Tithe Act of 1836 was passed, it was, I
 “believe, intended that a certain fixed annual charge,
 “dependent upon the septennial average price of wheat,
 “barley, and oats, should take the place of an uncertain
 “and inconvenient mode of taking tithe in kind, and the
 “principle worked well for years. It will, I presume, be

“ admitted that, had tithe-owners propounded a scheme of
 “ redemption when tithe was 12 per cent. above par value,
 “ landowners would have raised a clamour as to the in-
 “ justice of such a proceeding; yet now, when tithe is
 “ 20 per cent. below par, redemption is considered the only
 “ course open.

“ As a landowner I should be only too glad to exhaust
 “ the charge upon my land when averages have brought
 “ tithes to so low a standard, and yet, as such landowner, I
 “ cannot help thinking that for my benefit the tithe-owner
 “ suffers. Why should this be? If agriculture in this
 “ country were in a healthy position—if everyone who com-
 “ petes with that industry were made to bear the equivalent
 “ burden which falls upon the tillers of the soil in England,
 “ Wales, Scotland, and Ireland—might not this healthy
 “ position be attained?

“ Until all prejudice, political or otherwise, can be put
 “ aside, and the subject calmly and fairly discussed, with
 “ the object of placing our agricultural industry on an
 “ equal footing with that of other nationalities, no remedy
 “ fair to tithe-owner and tithe-payer can be found. I could
 “ suggest one, but the moment has not yet arrived.

“ This note is at your disposal publicly or privately.

“ Yours most faithfully,

“ (Signed) WILLIAM J. BEADEL.”

MR. D. WATNEY (Fellow) said that he understood MR. RYDE not to have laid down any definite rule applicable to all cases, but to have made his calculations upon what he considered to be a reasonable average at which the whole bulk of the tithe might be taken.

MR. RYDE explained that he had never proposed to treat

every case alike, whether the rates were 1s. in the £ or 6s. in the £, but had taken what seemed to him a fair average.

MR. WATNEY (continuing) said he had so understood Mr. RYDE's Paper. With regard to the landowner, he failed to see why it should be said that as tithes were now unsaleable, the price at which the public would buy tithe rent-charge was the price at which the landowner should be entitled to redeem the tithe on his own land. It was always found that where tithe had been redeemed or merged, the rent included that tithe, as the amount had always been added to the rent. A certain number of years' purchase was applied to the net rental of an estate (25, 30, 33, 35, 40, or even more), and why should not the landowner, if he is to redeem his tithe, be called upon to redeem it at the same amount which the redemption adds to the value of his estate? Ten years' purchase had been spoken of, but take, for instance, the case of quit-rents under the Copyhold Act of 1852. Whoever heard of ten years' purchase for a quit-rent, whether it were 2*d.* a year or 2*s.* a year, or even £1? They were nearly always put at 28 years' purchase (reduced under the recent orders to 25 years' purchase), and what was the essential difference between such a quit-rent and a small tithe rent-charge? The landowner freed his estate of incumbrances—it might be only a few shillings or a few pence—in the one case by the payment of 25 or 28 years' purchase, while in the other case it was said that ten or fifteen years was quite enough. Again, take land-tax. That is redeemable at 30 years' purchase, while in all the Acts hitherto passed for the redemption of tithe the number of years' purchase has been fixed at 25 years on the commuted amount without any deduction.

He entirely agreed with what his friend Mr. OAKLEY had said on the last occasion. The Irish Act for the

redemption of tithe had been working very smoothly and without difficulty. The basis of purchase under the Act was $22\frac{1}{2}$ times the amount of the rent-charge, less such sum in the £ as on the average of the five preceding years the landowner has been entitled to deduct for poor rates, or the landowner might pay the purchase-money by instalments extending over 52 years, at the rate of £4 9s. per cent. per annum, calculated on the purchase-money. In other words the landowner might pay down $22\frac{1}{2}$ times the amount of the net tithe, or pay the net tithe for 52 years, when, by a sinking fund, it was extinguished. In Ireland the landlord paid the tithe and the tenant had nothing to do with it, and he (Mr. WATNEY) hoped before the end of the next Session to see a similar system established in England and Wales.

Mr. T. C. SMITH WOOLLEY (Fellow) felt some diffidence in rising to speak on the present occasion, because he was, unfortunately, in direct opposition to so great an authority on the subject as the reader of the Paper, whose scheme seemed, in his humble opinion, to be wholly impracticable. The last 20 years had seen a great deal of curious and even immoral legislation, and it was possible that an Act of Parliament might be passed so immoral as to deprive the tithe-owner of 50 per cent. of his property; but he was tolerably certain that not in the lifetime of the youngest Member present would the Legislature be found prepared to make the landowners of Great Britain a present of that 50 per cent. This, he thought, must be fatal to the passing of any measure embodying Mr. RYDE's scheme as it stood.

It appeared to him that the objections to the scheme were two-fold. He was afraid he was going against the general sense of the Meeting in expressing his opinion that redemption, as a general and compulsory scheme, was unnecessary. He

did not pretend to remember, from his own experience, the working of the Tithe Act during all the 50 odd years that had passed since it became law ; but, of course, it was a matter of general knowledge that, until the late severe depression began, it had worked with perfect satisfaction to both the tithe-owner and the tithe-payer. He believed that the causes which had produced the present difficulty were only of a temporary character, and that with a return of prosperity, and, he might add, the return of an improved appreciation of the moral code, the agitation would pass away.

But Mr. RYDE spoke of the wave of opinion having become, since he read his first Paper, a raging sea ! Now, he must say again, with very great deference and respect to Mr. RYDE, that his own experience, which, although limited, had extended over several counties in the matter of tithe collection, did not bear out that opinion. He himself had never had any very great difficulty at any time in collecting tithe, and what difficulty there had been had, practically, passed away already. He might say that, with hardly an exception, the tithes for which he was receiver were now paid in full in all cases, and therefore, speaking for the clerical tithe-owners, and for the much more important corporate tithe-owners, whom he represented, he thought they would be wholly opposed to any such scheme of redemption as was proposed, and so, he thought, would be the larger proportion of the tithe-owners of this country.

But there seemed to him to be another objection, and a much more serious one, to the scheme, and that was, what he could not help regarding as its inherent injustice. In order to appreciate this injustice it was necessary to go back to what passed at the time of the Commutation Act in 1836, as it was, fortunately, possible to do by reference to the admirable article by Lord GREY in the current month's

“Nineteenth Century Magazine.” Lord GREY was the sole survivor of those who took a principal part in passing that measure, and his evidence on the matter must, therefore, be of the very highest importance. He ventured to submit to the Members of the Institution the desirability of reading that article, because he could not help thinking it would to many Members, as it did to him, throw a thoroughly new light upon the reason for the adoption of the corn averages.

It seemed to him to be assumed far too much in this discussion that the tithe rent-charge was intended to be an equivalent for the value of tithes in corn; but the tithe was not levied on corn solely, but on all the produce of the land.

The questions which were now raised were, most of them, thoroughly thrashed out and provided for in 1836, in the Act which was then passed—the cost of collection, for instance, of which a great deal had been made in Mr. RYDE’s Paper, was dealt with at the time, and the necessary deductions made in respect of it. It was moreover assumed, when the Act was passed, that the landowner would himself pay the tithe, and that, practically, there would be no cost of collection at all, and yet the unfortunate tithe-owner was again to be mulcted in respect of that which he had paid already.

He thought that the Members present, as representing rather landowners than tithe-owners, ought to be very careful how they in any way encouraged what seemed to him to be really an attack on property, for he regarded tithes as a form of property not so very different from the land itself.

Mr. JOHN SHAW (Fellow) said he was very glad that the adjournment of the debate had given him the opportunity of saying a few words on this subject. He differed, to some extent, from Mr. RYDE in his conclusions, yet he felt that the Institution was deeply indebted to him for the valuable

Paper which he had read, and also for the discussion which it had elicited. He (Mr. SHAW) did not think that this was altogether a tenant's question, because, as Mr. RYDE said in his Paper, when land was let free from tithe, it, of course, commanded an additional rent. In his own experience, he had, for many years past, paid all tithe rent-charge for the landlord, and had let the farms under his management tithe-free; and he could not help thinking that, if that plan had been adopted more generally throughout the country, the existing agitation would never have arisen. At the same time he agreed with Mr. WOOLLEY, and some other speakers, that there was not that great objection to the payment of tithe throughout the country, which had been stated to exist, and which, he feared, Mr. RYDE also took for granted.

He thought that in considering this question it might be convenient to go back to the Tithe Act of 1836, and to the principle upon which tithes were levied at that time. Although Mr. RYDE, in his valuable Paper in 1886, had given full particulars as to the mode of procedure, still, he (Mr. SHAW) thought that at the present moment the principle upon which tithe was formerly levied was not taken so much into account as it ought to be. At that time all vicarial tithes, almost, he might say, throughout the country, consisted of small tithes, such as tithes of wool and lamb, of pigs and geese, and such like things, and were not composed of corn tithes.

He had always thought that some little injustice had been done to the vicarial tithe-owner at the time of the commutation by the rent-charge being regulated by the corn averages; although he believed that the total amount then settled was fair and reasonable.

Although it was a long time since, he was old enough to remember tithes being taken in kind, and tithes being leased,

and also compounded for; one of his earliest professional experiences was going through a cornfield with the gentleman to whom he was articulated, to value the crops. Then the tenant was told, "We estimate your tithe at so much this year—are you content to pay it?" That was a very objectionable state of things, and at that time the tithe commutation was, no doubt, considered a very excellent substitute for such an arrangement; although he thought that some of the apportionments under the Act were very unfair.

But, although the apportionments might be unfair, the tithe-owner was not to blame. All he had to do at the time of the commutation was to agree the total amount with the landowners. After the amount was agreed on, or assessed by the Commissioners, the landowner appointed their own valuer and gave him instructions to make his apportionment upon certain principles, exonerating some land, and charging a higher tithe on other land, or perhaps leaving it to his own judgment. That apportionment was subject to appeal. Everything was done by the landowners first, and the Commissioners afterwards, and when they had satisfied themselves that the apportionment was just, they confirmed it, and that apportionment was given to the tithe-owner as his title-deeds. Therefore he thought it was only just to the tithe-owner to explain that he had no voice in the settlement of the apportionment.

As to the point of view from which he regarded Mr. RYDE's proposals, he (Mr. SHAW) was a landowner's man. He represented large properties, and was anxious to have that relief for land which, at the present time, it so much needed, but he thought Mr. RYDE had gone a little too far. He had said in the course of the evening that his figures represented merely an average, and were simply by way of illustration, and he agreed that no general fixed scale of value or reduction could ever be carried out, so as to be fair

in every case; for circumstances varied so much in different parishes and on different properties. He could give instances where the rates were 5s. or 6s. in the £, the tithe-owner paying 15 per cent. or 20 per cent. for his collection, and he could cite other cases of rates at 1s. 6d. in the £ where the tithes were paid over to the owner clear of all costs of collection.

He agreed with Mr. MATHEWS that the tithe commutation apportionments had got into such a state of confusion that, before anything could be done with reference to a settlement, or any scheme of purchase or arrangement, the tithe apportionments must be corrected. Great changes had taken place in the country within the last 50 years with regard to fences and boundaries and such things, and he thought those matters should be taken into consideration. In certain districts, as mentioned by Mr. RYDE—in Lincolnshire, in Berkshire, Wiltshire, and other corn-growing counties—tithe, if taken in kind at the present time, would not be anything like what it had been, but, no doubt, in those cases a reasonable arrangement would be accepted.

To come to the figures in the Paper, he did not think he was prepared to adopt Mr. RYDE's average, but he supposed that whatever figures were given must be taken as a matter of opinion. He (Mr. SHAW) thought that the estimated value of £100 of tithe rent-charge apportionment should be taken at £85. He put the cost of collection at an average of 5 per cent., say, £4, and rates and taxes 10 per cent., not on the total rent-charge, but on the estimated rateable value, making £11 to be deducted from the £85, and leaving £74 as the net amount receivable by the tithe-owner as a fair average at the present time.

As to the number of years' purchase he thought that a large portion of the tithe of this country would sell for 25 years' purchase, some would perhaps not make more than

20 years' purchase; but it would, probably, on the average reach $22\frac{1}{2}$ years, on the net amount, which was not much more than Mr. RYDE had put it at. This gave £1,665, as against Mr. RYDE's £1,540. He understood Mr. RYDE to say that he not only proposed to average the price at the sum stated (£1,540), but that he also proposed to give the landowner the immediate benefit in the scheme of redemption; by allowing him to pay annually a sum equal to the interest on the purchase-money at $2\frac{3}{4}$ per cent., and that £45 would be all that he would have to pay for £100 of tithe rent-charge. He did not think this fair to the tithe-owner. He agreed with Mr. OAKLEY that there would still be no Government or other security for the tithe-owner. He would still have to collect the tithe rent-charge, and would have to hand over a small sum to a Government department, to form a sinking fund. He thought that the landowner should have the power of redeeming on some plan to be agreed upon, but that until he did redeem he should pay a fair percentage on the estimated capitalised value of the rent-charge for the particular property to be dealt with. The question was how such a just estimate was to be arrived at. Mr. BROWN had referred to the Act of 1885, by which he believed 4 per cent. was fixed as the rent-charge on the capital sum, until the tithes were redeemed. He did not see why some plan of that sort should not now be adopted. It would work out in this case, on Mr. RYDE's figure of £1,540, thus—at 4 per cent. it would be £61 12s. On the figure he (Mr. SHAW) had given, £1,665, at 4 per cent., it would be £66 12s., or about two-thirds of the commuted amount of rent-charge, as suggested by Mr. OAKLEY. He thought that would be a fair average arrangement to the tithe-owner. It would be a fixed and sure amount, but it should be a permanent charge redeemable at any time, and whenever it was redeemed, of course, the

tithe-owner would have to occupy the same position in which he at present stood, viz., have his money invested in the $2\frac{3}{4}$ per cents. If any legislation should be applied to the subject he should be glad to see some provision made to enable the tithe-owner to have the opportunity of investing in something more remunerative than Consols at $2\frac{3}{4}$ per cent.

With regard to the different treatment of the lay owner and the clerical owner, he could not agree with the scheme. He did not see any difference between the one and the other.

Then, as to the working out of the scheme or suggestion he had made with regard to the capitalising of the value of the tithe rent-charge, there would have to be an alteration in the existing apportionment. But there existed the Board of Agriculture with the old Tithe Commissioners; and the staff of the latter office had abundant experience, and would deal fairly with the matter. Of course he agreed that something should be done as soon as possible, and that there was not much time to be lost. It might be argued that it was to the interest of all parties that some definite alteration should take place at once; but there would be no injustice done if something like the plan embodied in one of the Government Bills (proposed, he believed, the year before last by Lord SALISBURY) were adopted, viz., to transfer the payment of the present tithe rent-charge to the landowner, with a deduction of 5 per cent. until the capitalised amount could be ascertained.

None of the speakers had referred to Mr. JASPER MORE's remark as to the appointment of a Parliamentary Committee. He thought this should not pass unnoticed, but that there were many Members of the Institution who would be very glad to give any information they could to such a Committee for the purpose of settling this important question.

Mr. T. RULE OWEN (Fellow) said he was glad of the opportunity of addressing a Meeting of The Surveyors' Institution for the first time. Being, perhaps, one of the oldest Members of the Institution, and having come 300 miles that day to attend the Meeting, he might, he thought, be given credit for taking considerable interest in the matter under discussion. He had not had the privilege of listening to the Paper, but had read it more than once, and the first time he read it had been very much struck by the skill and ability which the author had displayed. When he had read it a second time he began to think of the difficulty there would be in carrying out Mr. RYDE's scheme, and of the many conflicting interests which would be involved, and which would undoubtedly prove a great obstacle to it. Both as a landowner in the east of England and a tithe-owner in the west of Wales, he felt the difficulties of these conflicting interests.

He agreed with a great deal that Mr. RYDE had said with regard to the landowner's interests, but it struck him also that if one could look into the future—to the time when neither Mr. RYDE nor he himself, nor many other Members of the Institution, would be there to address a Meeting like the present—at the end, say, of the 47 years or the 100 years, when the landlord, according to Mr. RYDE's scheme, would have derived the benefit of his suggestions and proposals,—he could not help thinking that his children's children, looking back at the history of the past, might possibly remark to each other, "What a great " and good man our friend Mr. RYDE was to have taken " the burden off the shoulders of our ancestors, and left us " a property free of all charges with an increased fee-simple " value of something like 15 per cent." Looking at it from that point of view it seemed to him a very attractive arrangement; but looking at it as a tithe-owner from

the west of Wales it seemed very different. Up to the present time he had received tithe from nearly 2,000 tithe-payers, since 1st of October last, and the principal part was for lay proprietors. He had received on every £100 of tithe which he had endeavoured to collect at least £65 or £66 with scarcely any difficulty, and he found by Mr. RYDE's scheme—in which he could not discover that principle of generosity towards the tithe-owner which had been extended to the landowner—that he and lay proprietors generally were asked to receive a sum of £33 13s. 6d., or something of the sort, amounting to about one-half of what was even now received in his district without difficulty. He agreed with the last speaker in not being able to see the justice of such an arrangement. He did not understand why anyone who invested money in property of that description should be asked to sacrifice, at one fell swoop, nearly 50 per cent. of what he at present received.

No doubt it was necessary, if legislation were to take place, that people of all sorts and grades, whether owners of land, tithe-owners, lay or clerical, should make some sacrifice, but he did not think that the burden had been equally adjusted by Mr. RYDE. With regard to clerical owners, he would only say that there had been, and there was still, great difficulty in collecting the tithes in the district from which he came.

At the last Meeting he believed that one speaker had said that he did not think there was more than £2,000 arrears of tithe in the whole of Wales.

Mr. JASPER MORE, M.P. (the speaker referred to), explained that his remarks applied to one diocese only, and the figures appeared in the *Times* newspaper.

Mr. OWEN (resuming). In seven small parishes with

which he (Mr. OWEN) was intimately connected, there was at this moment £2,750 of tithe arrears. This experience did not quite coincide with Mr. BROWN's. In one of the largest parishes with which he was connected, where the rent-charge had been commuted, it was £650, but there were 287 tithe-payers who paid lay impropriators. In another parish he received £175 of vicarial tithe, a year, from 68 tithe-payers, so that the difficulty of collecting tithe was pretty well equal, whether for lay or clerical owners, in the part from which he came.

Having given the matter very careful consideration he fully appreciated the difficulties of the whole question, some of which had, he thought, been well illustrated by the last speaker and by Mr. WATNEY. He had been accustomed to the working of the Tithe Act of 1836, and to dealing with property that was assessed under that Act; but if in the case of investors who had laid out their hundreds or thousands in the purchase of lay tithe in the open market,—in respect of which there had been no difficulty until within the last five years—if the value of that security was to be deliberately reduced as proposed by Mr. RYDE, the next thing which might be expected would be legislation in the same direction with regard to land. He therefore entirely sympathised with the last speaker, and, while thanking Mr. RYDE for the ability he had displayed in bringing the subject before the Meeting, he regretted he could not coincide with his views.

Mr. ROBERT COLLIER DRIVER (Vice-President) said he thought that, in discussing this question, Mr. RYDE and others who had spoken had somewhat forgotten that tithes were originated by ABRAHAM and MOSES, and were thus sanctified by Holy Writ. Their perpetuation was afterwards traceable down to the Anglo-Saxons, and to

WILLIAM the Conqueror and other kings of England, and were thus hallowed by time. For some years before 1835 the friction arising from their collection became so severe, as between tenants and tithe-owners, that an Act of Parliament became necessary, and tithes were then commuted and apportioned into tithe rent-charges. It seemed to him that the circumstances which made it necessary to be again discussing the question of tithes at the present time arose from the fact that in the Act of 1836 it was not made compulsory upon the landowners that they should pay the tithe. If that had been done the present disturbance would not have taken place. He recollected very well the passing of the Act of 1836, and had been in the receipt of tithes ever since. He never had any difficulty in obtaining payment of tithe, nor any question, until recently, raised about their payment. It occurred to him that the prevailing depression was not going to last for ever. There were at the present moment signs in the right direction; and he had no doubt that, if wheat increased somewhat in price, the farmer would begin to prosper, as in former times, and that the difficulties in regard to tithe, as in other matters connected with the land, would disappear. He thought that there was one immediate remedy—viz., the passing of a short Act compelling each landowner to pay the tithe, with power to add the amount of it to the rent, in cases where it had been agreed that the tenant should pay the same, giving to the landlord the power of recovery, as for non-payment of rent. This would give time for the full and thorough discussion of the important issues connected with this question and with that of redemption. Upon the question of redemption it seemed to him that there was no actual line of procedure which was capable of general application. The cost of collection and losses and other deductions from the gross value of the tithe rent-charge

differed very much in different parishes. He thought that if such an Act as he suggested were passed, the Board of Agriculture might be constituted by Parliament a judicial authority to hear cases in each parish where discontent prevailed, by the employment of assistant-commissioners, who would ascertain the circumstances of such parishes, and, if necessary, advise a new commutation and apportionment, taking care it was a field and not an occupation apportionment. The Board of Agriculture might formulate a Bill for Parliament to give effect to such an arrangement. This tithe matter was a great question, and he believed the sooner it was dealt with the better for the landowners, tenants, and the country generally.

Mr. E. RYDE (Past-President), in replying on the whole discussion, said the first duty he had to perform was to acknowledge the great courtesy which had been shown him by all the speakers who had taken part in the discussion.

He was very glad that this subject had been so thoroughly represented as it had been during the discussion, the list of speakers including, as it did, the learned Chairman of the Court of Quarter Sessions of Cardiganshire; such practical land surveyors as Mr. EVE, than whom no one knew much better the value of £100 of tithe rent-charge; Mr. WILLIAM MATHEWS, of Birmingham; Mr. CHRISTOPHER OAKLEY, Mr. BROWN, and Mr. WATNEY. Among landowners, Mr. LITTLE, who, he was afraid, had somewhat misunderstood his reference to averages, which had not, perhaps, been put so clearly as it should have been in the Paper. The Church has certainly been well represented, as had, he thought, every interest connected with the question of tithes.

He thought that Mr. JASPER MORE had made a little mistake in saying that there were not at present £2,000 arrears of tithe out of an annual amount of £4,000,000.

Mr. JASPER MORE (Visitor) again explained that he had not said that the total arrears were £2,000, but that the Bishop of ST. ASAPH had stated that subscriptions of £3,000 had covered all arrears in his diocese.

Mr. RYDE (continuing) said that with reference to the question of average, if the Members would kindly look at page 28, the words would be found, "Capitalised average value of rent-charge." Again, at page 29, occurred the words "Total average annual payment." Of course he had meant everything to be an average; for instance, the deduction for collection was only an average. He could only say, in collecting the £4,000,000 a year, it would cost so much on an average. He could not enter into all the various shades of difference and details. Sometimes tithe was easily collected, and sometimes it could not be collected at all: therefore he must strike an average. He would willingly adopt Mr. LITTLE's own words on page 67, where he said:—"The point that he wished to press upon Mr. RYDE's attention was that, to make a fair redemption scheme, it would be necessary in each parish to go into all the circumstances, and to make a deduction in proportion to the amount of rates and the cost of collection." That was what had been done in the redemption of extraordinary tithe. Meetings were held in every parish, the amount of rates ascertained, and the actual amount of rates deducted.

He was not prepared to say that where men had wilfully refused to pay tithe they should have the opportunity of buying their tithe rent-charge at a less number of years' purchase than those who paid willingly. The facts must be taken into consideration; but he thought that those who had given so much trouble in collecting should not escape.

Was redemption desirable or not? The speaking that evening had seemed to be against redemption; but

Mr. WILLIS BUND, on pages 35 and 37, expressed a strong view in favour of it. Mr. LITTLE also had said that while he did not altogether like his (Mr. RYDE's) scheme, still he was in favour of redemption by some means. On page 64 Mr. LITTLE said that "the subject of tithe redemption had been an interesting one to him for a very long time, and he had desired very much to see introduced some practical scheme which was likely to be generally accepted by landowners and by tithe-owners."

One or two of the speakers, and even of those who spoke most temperately, had said that it was impossible to get a measure that would give satisfaction to both landowners and tithe-owners, and there could not be a better explanation of this view than that given by Mr. OWEN. He was a landowner and a tithe-owner, and could not reconcile his two positions, but still there must be some decision taken for him. He (Mr. RYDE) was not wedded to any particular form of redemption; but he wanted to bring the matter into a focus, so to speak, to carry it out.

He would let parochial incumbents have as much as anyone. All the difference between his present proposals for them, and the way he had dealt with them in 1886, was about 2 years' purchase. It was 25 years now, and was then, he thought, $26\frac{3}{4}$ or 27, and the question was whether this class of property had not become depreciated to that extent, and more, during the last three years. If the incumbents obtained greater security they must be content with less nominal income. Their real income under the improved security would probably be really as large as under the more infirm one.

Most of the speakers, as he understood them, were in favour of a redemption scheme. Mr. SHAW had said that something must be done, and that directly, and he apprehended that the general view of the speakers

of the previous evenings was in favour of redemption in some form or other. It had been good-naturedly suggested that his scheme was a proposal to rob somebody, or to effect "a violent exchange of property"! and, again, that he was "attacking property"; but he thought that those who knew his views, and the position he occupied in the county of Surrey, would be the last to accuse him of "attacking property." He was doing nothing of the sort—he was trying to bring together two parties who had quarrelled, and he believed that by his scheme this could be accomplished.

Again, he asked where in his scheme was there a proposal, referred to by some speakers, to reduce the income of the parochial incumbent by fifty per cent.? There was nothing approaching such a proposal. It was, surely, not suggested that the parochial incumbent received his £100 of commuted rent-charge net into his pocket, for everyone must know that he never had that. The scheme certainly did propose to reduce the income of the parochial incumbent, but it went no further than every man goes who substitutes a secure and certain income for an infirm and uncertain one. He repeated over and over again that if the landowners of the country would agree to a measure which would give the parochial incumbents a larger sum than the Paper proposed, no one would be more pleased than he (Mr. RYDE) to see it done; but while Mr. LITTLE asked him if Parliament, in its present temper, with public opinion as it was now, would consent to make the landowner a large gift, he (Mr. RYDE) would ask, on the other hand, if there was not an equal feeling against giving the tithe-owner more for his property than it was actually worth? Those were the conflicting facts which had somehow to be dealt with.

With reference to what such property was worth. He was not a prophet, and could not tell for certain that £82 would represent the average true value of tithe rent-charge in the future. He could only make a guess, judging by

what was going on around him. Was there much prospect of the price of wheat being much higher than at the present time? In fact, was there any chance of the average being likely to be more than £82? The first speaker, Mr. WILLIS BUND, had said:—"How far it was fair to take £82 as a "future average on which to base calculations such as these "was a matter of opinion. He considered it too high." Then Mr. EVE, who followed, said that 22 years' purchase was more than the rent-charge was worth, and at any rate that it was not worth more than 20 years; but Canon JEFFREYS, who, at all events, was an unprejudiced witness, said, on page 50:—"He calculated the averages every week and found that, "up to date, the average of the year 1889 did not exceed, "as he believed, about £71 4s.; while for 1888 it was "£73 8s., for 1887 it was only £70 11s. 6d., and he thought "that it would be unwise to calculate it for the future "higher than £72," or £10 less than his (Mr. RYDE's) figure. So that it appeared that the man who "attacked property "had actually put it at £10 more than a canon of the Church of England thought it likely to be. Several other speakers had, he thought, adopted his £82 as a reasonable figure. If there were going to be war for the next 50 years, it would no doubt be a great deal higher; but in all ordinary expectation, £82 was as high as it could be reasonably expected to be.

The cost of collection, it had been said, was an item which should be left out, but if this property were to be valued and its worth ascertained, such an item could not be left out. He had not attempted to go into details; had he done so, he must have included another item—the loss of rent-charge which could not be collected at all. He put the cost of collection at 5 per cent., and he should like to ask any large tithe-agent to show what his commission had been, and what his losses, on a considerable amount of rent-charge.

As to rates and taxes, it was difficult to do otherwise

than make a guess, and he (Mr. RYDE) happened, he thought, to be able to guess that as well as most men, and he considered that taking four millions £ as the total amount per annum of the tithe rent-charge, an allowance of 10 per cent., was fair and moderate.

He regarded Mr. EVE as an authority on rates and taxes, and Mr. EVE thought it should be 12 per cent. Canon JEFFREYS had also dealt with the question of rates and taxes, and he gave it at £12 14s. on £72 rent-charge. Of course, if the whole burthen were thrown on the landowner, the cost of collection would be diminished, and the losses reduced, as, instead of collecting from twenty or thirty tenants in separate amounts, these payments would be made in one sum.

Then he came to the amount of net rent-charge. Time would not permit him to dwell on the differences existing between the speakers on that subject, but every Member could see for himself, in the "Transactions" what those differences were. Canon JEFFREYS worked his net rent-charge down to £55 14s. He (Mr. RYDE) followed the Canon down to that point very well; it was very near to that half which had been spoken of, and £14 below his (Mr. RYDE's) net estimate. But here the Canon adopted a method which no surveyor could follow. He regarded the capitalised value of that £55 14s. per annum as being £2,000, which worked out at 36 years' purchase. Now, if he (Mr. RYDE) had suggested 36 years' purchase it would have been so strong an order that his Paper might correctly have been described as impracticable; but without that 36 years' purchase Canon JEFFREYS could not proceed with his new calculation. He asked the Members present, as sensible men, whether there was the smallest chance of getting Parliament to agree that the Government should put down £2,000 for every £55 of net tithe rent-charge?

With regard to parochial incumbents, their property was a troublesome one to realise, and one which they would certainly not choose if they had the selection. A number of other speakers had referred to the net rent-charge, and did not bring out a very different result from his figures. The Rev. Mr. LAMPLUGH himself did not come far off from him (Mr. RYDE) down to that point; but in his manipulation of it afterwards he ran away from him.

When it came to the consideration of the number of years' purchase, all the previous speakers did not much differ from him. He put 22 years on the average, and nobody, he thought, had put more than 25, except Mr. WATNEY, who, he believed, had suggested 28 years. By all means give parochial incumbents 28 years' purchase, if that number can be got. Whatever number of years' purchase it might be possible to give, the rent-charge so capitalised would belong to the tithe-owners, and the investment of that sum would be the end of the tithe-owners' question, because henceforth there should not be a tithe but a fixed rent-charge on the land, easily recoverable and redeemable in whole or in part at any time.

He would now give his reason for making a difference between parochial incumbents and lay impropiators. The parochial incumbent rendered some service for the money he got, but that was not the principal or material reason why he made the distinction. If the incumbent received British sovereigns for his tithe rent-charge, he could not handle them himself—somebody must do it for him, and the money could only go into the public funds. The lay impropiator could buy lots of property quite as desirable as tithe rent-charge, to pay him as large a yearly income as his rent-charge did. He was under no disability as to the way in which he could deal with his money, or if there is any doubt about this point, the Act which authorises redemption should

authorise him to deal with his property in a safe way, but in a wider and broader way than by putting it in the $2\frac{3}{4}$ per cents.

Now he would come to the future. Having ascertained the value of the tithe rent-charge and assuming that the parochial incumbent had that sum invested for him at once, or, at the option of the landowner, he had the annual interest on it. The new rent-charge could be redeemed at any time by the landowner, or it would extend for 100 years. He (Mr. RYDE) had put it as long a term as possible, in order to get the full advantage of compound interest. Then he proposed that, whenever a landowner should exercise his option to redeem the rent-charge, he should merely pay the value less the amount of accumulated sinking fund, because the amount of accumulated sinking fund would be handed over to Queen Anne's Bounty or some other place of security, along with the money which the landowner would pay. At present tithe rent-charge could only be redeemed at twenty-five years' purchase on the commuted sum, without reference to its value.

He would insist on the redemption of small amounts, about which he thought there would be no difficulty. If, as Mr. WILLIS BUND said, the small landowners could not command sufficient capital to do this, provision must be made in the Act to enable them to borrow on a simple form of mortgage. He believed that many landowners would redeem their rent-charge at once if they had the opportunity of doing it on the terms proposed by him.

Then, as to the mode of carrying out the scheme. What was the title at the present time to tithe rent-charge? It was the tithe award. There would have to be a new award, just as there had been in the case of extraordinary rent-charge, and such an award would be just as good a title, or might be made so, as the present award; but whatever

was necessary in that way was a detail for Parliament. He hoped he had not gone beyond the patience of his audience, and that he had been able to show his views, and to more fully explain his Paper than he had done in writing it. He would repeat that, instead of $2\frac{3}{4}$ per cent., 4 per cent. might be charged to the landowner, if it could be got. Put 30 years' purchase on the parochial incumbents' rent-charge instead of 25, if that could be got; but, as far as he could look into the future, he had drawn up a scheme, which, having regard to all kinds of tithe rent-charge, and considering all things, was, he thought, as fair as any which was likely to be proposed, and he warned parochial incumbents that the longer the thing went on the more difficult it would be to settle the matter satisfactorily to them.

THE PRESIDENT, in summing up the discussion, said he was sure that all present must appreciate the most able defence made by Mr. RYDE against the many critical and practical attacks which had been directed against his scheme. He thought that this specially might be claimed for the discussion—that it was characterised by a sense of fairness and justice towards all parties, whether tithe-owner or tithe-payer, which, having regard to its constitution, reflected the highest credit on the Institution.

He confessed himself to be generally with those speakers who doubted the ability of Mr. RYDE, or anyone else, to arrange figures so as to form a satisfactory arrangement for the redemption of tithe. That which looked practicable in 1886, and which seemed at that time to afford a reasonable chance of arriving at a satisfactory mode of redemption, in 1889-90 seemed to be surrounded by insurmountable difficulties in application; and, although he would advise tithe-owners to surrender a good deal, and would certainly ask landowners to accept the good gift which Mr. RYDE's

scheme suggested, yet he did not think that it was possible to expect the tithe-owner to be satisfied with the low rate of compensation which Mr. RYDE's Paper proposed, nor did he think that, as a rule, landowners were in a position to avail themselves of the boon which the scheme held out. He deeply regretted that circumstances and conditions were stronger than Mr. RYDE's ability to deal with this complex question.

But was this question so absolutely acute as certain newspapers and some agitators in different parts of the country would make out? The consensus of opinion of the speakers on the present and on the previous occasions, had been that it was not so. His friend Mr. WILLIS BUND had stated that the peace of the county of Cardiganshire had been considerably upset by the difficulty of collecting tithes, and that, therefore, things must be settled. But Cardiganshire was not all England! He could safely say, from his own experience, which covered a moderately-wide area, that he never heard of but one case in which there had been any difficulty in the collection of tithes, and that occurred near Andover, and was the result of a *quasi*-political movement, which ended, he was glad to say, in the discomfiture of those who brought about the agitation. Why, then, was it necessary to propose measures which all admitted to be hard, and which some speakers rightly called confiscatory, simply because a certain section desired to avoid the payment of that which they knew themselves to be legally liable to pay? Why should an abstruse and complex process of calculation and administration be entered into just to meet those particular requirements? On the other hand, he thought there were conditions which might be prudently and properly modified by some of the proposed suggestions.

The scheme of Canon JEFFREYS was clear, concise, and workable except the getting the Government to consent to give

20 years' purchase on gross tithe rent-charge. It started with the suggestion that the Government were to provide £2,000 for every £100 of tithe rent-charge, which suggestion, however charming the scheme looked until one met this difficulty, rendered it, he feared, impracticable.

Then, there was Mr. BOLTON's candid and outspoken assertion that tithe was public property, and his demand that it should be handed over for public uses. It was a perfectly intelligible view, and no doubt appealed to certain minds. He (THE PRESIDENT) could not say that he had the slightest sympathy with it; but it was well, at all events, to know what opinions there were to face.

Then he came to the Rev. Mr. STRACEY's method of dealing with what seemed to him (and in this he was happy to find himself in agreement with Mr. BROWN and several other speakers) to be really the main occasion of the present difficulty—he referred to the redemption of all tithes below a certain defined small sum. It was a rather strange coincidence that he should happen to be a dweller in the very parish from which Mr. STRACEY's illustration was drawn. In that case, at the time of commutation, there were a few people who were in direct opposition to the Vicar, and who, to spite him, induced the Tithe Commissioners to allow many apportionments of 2*d.*, 3*d.*, and 6*d.* over small quantities of land owned by different people of the parish. This had brought about a state of things which was almost crucial as an illustration of the way in which the tithe thus commuted resulted in such difficulty, friction, and cost in collection as to deprive it of half its value. The Vicar would, he knew, be willing to make any reasonable sacrifice to free himself from the duty of endeavouring to collect those small tithes, but yet, as it was a trust, he did not feel justified in foregoing the £20, £30, or £40 which was more or less lost to him each year

on account of these infinitesimal apportionments. Adopting Mr. STRACEY's suggestion, it would seem desirable that tithe owners and payers of small sums should be given, say, a couple of years in which to come to some agreement for redemption, and, if they failed to agree, a commissioner appointed by the Board of Agriculture should settle matters for them, but he believed that generally they would settle them for themselves. He thought Mr. SMYTH's arguments and defence of the present *status* most admirable, and, although he looked at the question, probably, from a point of view which long association had impressed upon his mind, yet he was sure that his views in his address on that occasion were among the most valuable contributions to the discussion.

He (THE PRESIDENT) would like much to be placed in a position to declare that the Institution definitely and fixedly insisted, in all cases, on tithe being paid by the landowner. There were, undoubtedly, exceptional cases where relief might and ought to be given, and the extent of such relief should, he thought, be determined by a commissioner sent from the Board of Agriculture—a better tribunal than a County Court Judge. Again, he thought that an alteration in the calculation of the averages was most important and proper. It was obviously unfair that the averages should be governed by the price of that which was sold and not by the value of that which was produced. If those averages were more equitably taken—if the producer, rather than the purchaser, were permitted to make his returns of the value of that which he grew, subject, of course, to declaration, to insure equity and justice—he thought all would agree that the averages of corn would, probably, be affected materially, though how much it was difficult to say; but there would, probably, be a material reduction, particularly during those years in which the price of farm produce was lowest.

He would also, certainly, desire that the septennial average be lessened to a shorter period. He was not sure whether it would work for the benefit of the tithe-owner or of the payer, but at least there would be some nearer relation between the value of products and the charge, if it were reduced to, say, three years, instead of remaining at seven.

He had only to express, personally, to his friend Mr. RYDE his sense of obligation for the labour and pains which he had bestowed on this Paper; and, although it did, no doubt, raise some important questions and doubts in the minds of those who read it for the first time, yet he thought that a great deal of the doubt and hesitation would disappear in face of the admirable defence which Mr. RYDE had made that evening in his reply.

The Meeting then adjourned.

LANDED INCOMES.

BY H. H. SMITH (FELLOW).

*Read at the Ordinary General Meeting of THE SURVEYORS' INSTITUTION,
Monday, January 27th, 1890.*

MR. ELIAS PITTS SQUAREY (PRESIDENT) IN THE CHAIR.

THE immense difficulties which the agricultural interest has had to face, during the last ten or twelve years, have been universally recognised as forming a question of vital and national importance. Attention has repeatedly been called to the decrease of the rural population, from which we have drawn fresh blood and vigorous constitutions to replace the wear and tear of the cities; and this alone cannot be viewed without alarm and apprehension. The landowner is becoming rapidly impoverished; and many of our most beautiful country seats, of which we as a nation are justly proud, are deserted by their owners, and are becoming neglected or even ruinous.

Thousands of tenant-farmers, who used to be capitalists, have had to compound with their creditors, and it is to be feared that numbers more are in an insolvent condition.

Even the agricultural labourer, who is always the last to gain or suffer by economic changes, and who, owing to the cheapness of food and clothing, with only a slight diminution in wages, has not suffered to the same degree as the two classes above mentioned, finds that depression of the present kind cannot continue long without affecting him, and now has difficulty in obtaining employment.

The landowner, in particular, has found the difficulties of the situation immense: the constant and increasing depression is for ever encircling him and his tenants, and causes a constant struggle of demand on one side and concession on the other.

There are, moreover, a number of matters for which recent legislation has made the landowner more or less responsible. Among these, the Education Act is continually pressing him, and he is urged by the clergy and the farmers that, at whatever sacrifice to himself, the formation of a school board must be avoided: he is even told that he ought to defray the whole expense out of his own pocket, in order to save the farmer his voluntary rate, and the labourer his weekly pence. The rural sanitary authority is also continually calling upon him to execute works at his own cost, in order to remedy numberless evils which have existed from time immemorial. Overcrowded cottages, the supply of water, disposal of sewage, infectious diseases hospitals, and the like are all being brought before him. When the filled-up village churchyard is likely to become the subject of a most bitter controversy, the landlord has to give the necessary land required in order to settle the difficulty. Then comes the allotment question and the labour question.

The labourer has now a voice in the management of the country, and can make himself heard in State councils. He knows very little of what is going on, and is ignorant of the justice or injustice of the most important questions of the day. He therefore falls an easy prey to social agitators, whose promises are never kept and whose rewards he never receives; and is urged by them to make demands upon the owner of the soil which it is out of his power to grant.

Notwithstanding all the difficulties of the landowner and the almost poverty to which he is reduced, there, probably,

has never been a period when he has been so systematically attacked—attacked, too, by a class of persons wholly incapable of forming an opinion of his position and the merits of his case.

I should now like to examine shortly what is the real position of that class of landowners whose duties and influence render them holders of a high social status. They comprise, according to Sir JAMES CAIRD, a body of about 180,000 persons, who possess among them the whole of the agricultural land, from 10 acres and upwards—the owners of less than 10 acres each being principally householders, and not possessing more than one hundredth part of the land.

The whole of the territory of the United Kingdom, excluding properties under one acre in extent, is held, one fourth by 1,200 persons, at an average for each person of 16,200 acres; another fourth by 6,200 persons, at an average of 3,150 acres; another fourth by 50,770 persons, at an average of 380 acres; while the remaining fourth is held by 261,830 persons, at an average of 70 acres. A few years back there were engaged as cultivators of the soil 1,160,000 persons; these, when added to the owners of one acre and upwards, comprise about one-fifth of the total male adult population of the United Kingdom. It is clear, therefore, that the people of this country have no insignificant stake in landed property.

In the year 1883 there were 44 owners of 100,000 acres of land and upwards, 71 owners of between 50,000 and 100,000 acres, 299 owners of between 20,000 and 50,000 acres, 487 owners of between 10,000 and 20,000 acres, 617 owners of between 6,000 and 10,000 acres, and 982 owners of between 3,000 and 6,000 acres. There were at the same date 15 landed incomes of £100,000 and upwards, 51 of between £50,000 and £100,000, 259 of between £20,000

and £50,000, 541 of between £10,000 and £20,000, 702 of between £6,000 and £10,000, and 932 of between £3,000 and £6,000.

About 15 years ago the annual rent of the landowners, independent of minerals, was 67 millions sterling, and was worth 2,000 millions sterling. There, probably, was no body of men in the country who then administered so large a capital on their own account, and whose influence was so widely extended or so universally felt. The learned professions, the church, the army, and public services were largely recruited from them, as a class; and it is probable that the present depression has affected the class of people in these professions to a very serious extent. The loss that has been entailed upon owners of land during the last few years has been lately roughly estimated at about 300 millions; but it is, probably, a great deal more, as landed incomes have not only been largely depreciated, but those incomes, instead of being capitalised, as they were capitalised some years ago, at 30 years' purchase, cannot now be capitalised in England and Scotland at more than 25 years' purchase; and in Ireland at considerably less. The total apparent decline in the assessments up to the end of the year 1886 was about £7,012,000. Taking this rental at what it was worth a few years ago, namely, 30 years' purchase, we have about £210,360,000. The depreciation of five years' purchase on the capital value of the net assessment of the year 1886, which was then at the annual value of £63,268,000, would represent something like £312,680,000, making a total capital loss to the landlords alone of something like £523,000,000.

Now, the followers of Mr. GEORGE argue that rent is merely the surplus from the produce of the land after all working expenses have been paid and the farmer has got a fair return for his labour and the capital he has invested in

stocking his holding; they then go on to say that as at the present time there is no surplus, the landlord should have no rent. Now a short examination of this argument shows that it is a fallacy. There is, probably, no industry that requires so much capital as agriculture; four-fifths of this capital is found by the landlord in the shape of houses, buildings, fences, roads, gates, soil improvements, &c., &c.; and the remaining fifth is found by the tenant in the shape of stock and implements. The argument, therefore, of the extreme party is that the tenant, in addition to a fair payment for his labour, is entitled to receive a good rate of interest for his money, while the owner of the soil is to receive little or nothing for the four-fifths capital which he has found to work the partnership.

It is said that the landlord receives his rent in respect of the land which he lets to the farmer. This is not so. The real fact is that rent is only moderate interest, asked by the capitalist, for the amount of money that he has tied up on the land he owns. Nothing is more untrue than that it is the land, as land only, which the landlord lets to the farmer. I venture to say that at the present time there is, practically, no rent paid for the raw land of the United Kingdom—the whole of it has had labour and capital expended upon it. I could point out numberless farms, now let at from £250 to £300 per annum, on which the capital expended for houses, buildings, fencing, and drainage cannot have been less than from £5,000 to £6,000; the owner of the soil, therefore, is only receiving 5 or 6 per cent. on the capital that he has expended. Considering that this percentage is in respect of perishable works, which have to be kept in repair by the landlord and renewed from time to time, with very little assistance from the occupier, it cannot be denied that the interest he obtains is a moderate one: for the land he gets nothing or next to nothing for.

It must be borne in mind also that, in order to have labourers for the land, cottages must be found for them at the landlord's expense; this is an item which is often lost sight of in considering landlord's outlay. No doubt there was a time when the labouring poor of this country were badly housed; but during the last 20 years great strides have been made in the direction of giving them better dwellings; and I venture to say that, on most large estates at the present time, the dwellings of the labourers will stand the strictest scrutiny, and are immeasurably superior to the houses of the labouring poor in towns. A pair of labourers' cottages of the plainest description cannot be built for less than from £300 to £350; they generally cost about £400, and often considerably more. They are let at an average of 2s. per week, or £5 4s. per annum, the landlord doing all repairs and paying all rates and taxes; they therefore do not pay an interest of more than 2 per cent., although they are perishable, and after a certain period have to be renewed.

Now, it may be urged that the rent the landlord ought to get, if he started on fair terms—sharing profit and loss with the tenant in accordance with their respective investments in the enterprise—must necessarily be considered with the question of what rent he can get in the market open to him. I have shown that the landlord's contribution is vastly greater than the tenant's; and, if both are treated as capitalists, and are to win or lose "*pro ratâ*," the tenant's share of the loss would be larger, and the landlord's smaller, than it is. The tenant, however, though a capitalist, is not one who would be content to live on the interest of his capital—at all events, not such interest as the landlord is willing to receive in respect of his share of the capital.

The tenant is, of course, entitled to receive remuneration

for his time and labour; but estimating this on the most liberal scale, the amount that he would receive for his capital and labour, if sharing rent on an equal footing with the landlord, would be considered by most occupiers as ridiculously inadequate. A farmer, as a rule, who has a capital of £1,000, lives in a style far exceeding that of a retail tradesman with the same amount of capital, and considers himself entitled to do so; yet I venture to say that the tradesman works harder than the farmer, and consequently ought to receive greater remuneration for his labour, and as much interest upon his capital.

The landlord, under these circumstances, has to be content with what he can get in the shape of rent, which is generally represented by the surplus, after the tenant has taken enough to keep himself and family, and, in theory, has maintained the fertility of his farm. The bargain, however, is most disadvantageous to the landlord, and is essentially one-sided. There is no other commercial enterprise in which people will invest money on the same terms. I do not think that the relative share and liability of the two partners concerned in agricultural enterprise, and the extent to which one partner (the tenant) can injure the business, has ever been sufficiently recognised.

All of us here to-night can doubtless remember numerous instances of farms almost ruined by bad tenants, and having to be got in order by the landlord at great expense after the tenant has been got rid of; the latter, in nine cases out of ten, escaping without any payment in respect of dilapidations. We all know that three or four years of bad farming can reduce a farm in good condition to a ruinously poor state, and that the landlord has no practical remedy.

In Canada and the United States, grants of land are made by the Government to settlers, which are either given them for nothing, or for which they pay a nominal sum; but

in order to build houses, drain, clear, irrigate, plant, and otherwise develop the land, the settlers have to borrow money at the rate of 8, 10, or even 12 per cent. Although, therefore, they get the land for nothing, they have to pay—in the form of interest for these loans—a higher rent than our English farmers do. In our country, when the times get bad, the landlord has to make a reduction of rent, and consequently there is a diminution in the interest paid on the capital invested by him. The colonial farmer, on the other hand, has in bad times to pay a higher rent than in good times, for when wheat gets 50 cents a bushel, and the colonial farmer makes no profit, the capitalist, fearing his money is in danger, will no longer lend unless he gets higher interest. Thus, while our farmers are obtaining in bad times, from their landlords, the capital necessary to furnish them with fully equipped farms, at 2 and 3 per cent. per annum or less, the colonial farmers are often paying 2 per cent. per month. It may be asked, perhaps, under these circumstances, how can the colonial farmer compete with the English farmer? The latter, however, has never been on equal terms with his foreign competitor; and in addition to bonuses attendant on depreciation of currency, the English farmer is by various charges taxed heavily on the value of his produce. There is also no doubt that the amount of capital invested by the British landowner is far larger than that invested by the American freeholder. In consequence of this the tenant-farmer of England enjoys a much more luxurious home, and has far better farm buildings than are to be found on colonial farms; and there can be no doubt that the principal reason why English and Scotch agriculture has been held to surpass any other in the world is in consequence of the large amount of capital that has been invested in the land by the landowner. The land has been better fenced, better drained, and the cattle and

stock have had the advantage of being housed in better farm buildings.

Now, it must be remembered that the whole of the physical aspect of England has been completely altered in the last 200 years, and has been changed, almost entirely at the landowners' expense, from comparative waste to flourishing fertility. Some of us who are here to-night can no doubt well remember the number of inclosures which took place a few years ago. These inclosures, which rendered the land vastly more productive, were carried out almost entirely at the landowners' expense, as, although portions of land were often sold out of the inclosure to defray the cost of lawyers' and surveyors' charges, and the formation of roads, these expenses formed but a small part of the eventual outlay by the owner. In numerous instances, also, the initiatory expenses were raised by a rate representing a cash payment by every person interested; but the cost of the formation of roads and lawyers' and surveyors' charges bore no comparison to the outlay that the freeholder had to make after he had obtained his allotment of land under the inclosure. The farmhouses, buildings, and cottages were for the most part a mass of miserable tenements all huddled together in the nearest village, which, besides being in a dilapidated, and, in some instances, a ruinous condition, were quite unsuited for the new farms into which the land dealt with under the inclosure was to be divided. New farmhouses, buildings, and cottages had to be erected; the land had to be fenced and drained; portions of the waste had to be broken up, and other portions of the arable land had to be laid down to grass; and, in fact, an immense expenditure had to be made by the landlord before any benefit was reaped from the work of the inclosure.

It has not unfrequently been pointed out that inclosures have had the result of doubling the landlords' income; but,

as a matter of fact, although the landlords' income has, in nearly every case been increased by an inclosure, the real reason of its increase is the large amount of fresh capital that he has imported upon the soil; and, if the amount of his expenditure be compared with the amount of his increased income, it will be found that he is only receiving a moderate interest for the money that he has expended in bringing about the result.

In the October number of the "Journal" of the Royal Agricultural Society of England for the year 1887 there is a very interesting article by Mr. PELL, which shows that the capital expenditure on land, to provide it with proper farm buildings, and bring it into a good producing state, has often been more per acre than the land with all its improvements has ever been subsequently worth. An instance is given of a moor of heather which was brought into cultivation at a cost of £24 7s. 6d. per acre, more than half of which was for liming, the effect of which cannot be regarded as permanent. The rental of this land was put at 6s. 8d. per acre—an increase of 5s. 8d. beyond what it let for before the improvements, or a little more than one per cent. on the capital employed. Before the land was reclaimed it was a splendid grouse moor, which commanded a game-rent of 2s. 6d. per acre. This had to be sacrificed, and, deducting it from the increased rental, the net financial gain is only 3s. 2d. per acre, or a return of 13s. per annum, on an expenditure of £100. This case furnishes a very striking and useful proof of the need of caution and moderation on the part of those who would fasten on owners a legal obligation to bring waste lands and grouse moors into cultivation. If under State compulsion the improved condition of the land had to be preserved, the liming would have to be renewed at a cost which, at the present prices of produce, would hardly be remunerative.

I read somewhere the other day that an owner of some of the sterile slopes, peat-bogs, and stony heights of Scotland had expressed a wish that, if it was possible, he would like above all things to make a free gift of some dozen square miles of his territory to some of the members of the House of Commons who express their innocent views about unreclaimed land in this country; on condition, however, that after a certain time, if they could not make a living out of it, they should have ten years in Millbank Penitentiary for talking trash. I am afraid, however, that this autocratic way of settling questions is not in favour at the present time.

It has been estimated that the owner's expenditure on cultivated land is not less, on the average, than from £26 to £30 per acre. Houses and buildings have to be repaired and rebuilt, liming and chalking have to be perpetually renewed, and the under-drainage has to be constantly attended to. In vale countries, where the land is pasture, the item of gates is a constant source of expenditure. I can call to mind the astonishment of the owner of a moderate-sized estate on being told by a competent surveyor who had been over his property, that a sum of not less than £3,000 was needed in order to place his gates in repair and provide new ones where required; and, on examination, it was found that the estimate was quite a moderate one.

The extraordinary richness of the finest grazing pastures of Leicestershire and Northamptonshire is not due entirely to nature. It is well known that, even in these splendid districts, linseed and cotton cake and other feeding-stuffs have been used in large quantities for a great number of years, and this has undoubtedly helped to make them what they are.

There can be no question that the nation is indebted to the capitalist for giving the soil of England its present character and appearance, and for its great fertility and pro-

ductiveness ; but it is the tendency to ignore entirely the fact of the vast amount of capital required from the landlord, and that which was in the past invested by him, and to look upon farmhouses, buildings, cottages, roads, and fences as though they grew spontaneously upon the soil.

Landed incomes are very different from incomes derived from other forms of investment, yet income-tax is charged on the gross rental of the former. Few persons have any idea of the annual outlay necessary to keep up a large estate, especially if on that estate there is a mansion, gardens, and park, out of which the public often get a good deal more enjoyment than the actual owner. After the possessor of an estate has paid, say, 25 to 30 per cent. for its maintenance, and responded to the many calls upon him, he has but a very small sum left, the amount of which, in comparison with the gross income, would surprise most people not practically acquainted with the subject. The landlord has, in addition, frequently to pay interest on mortgages made by his predecessors, and charges and annuities made in respect of members of his family. There are few large estates which are entirely free, and many are heavily encumbered. Mortgages have, to some extent, arisen out of our present landed system. As estates come to the eldest sons, the younger children have to be provided for, and those landowners who have not been able out of their incomes to make a provision for them have to charge their estates with portions for each child. The family property has frequently been largely added to, the acquisition of the adjoining land, when for sale, being considered indispensable ; the owner, if he had not the ready cash available, borrowing the purchase-money, and charging the entire estate, old and new, with the amount.

These transactions have generally been most disastrous to landlords, especially since the recent fall in values, as they are now often paying 4 per cent. for money invested in land

which pays them only 1 or 2 per cent. Many of these mortgages are for immense sums, and at the present moment are difficult to realise. Nothing is harder in these days than to shift a big mortgage on a landed estate, and especially when, as is now very often the case, the margin between the net rent of the land and the mortgage interest is a narrow one. The mortgagee, therefore, who wanted his money back again would probably have to foreclose, and try his hand at a sale of the estate. Now, foreclosure has its difficulties, and being always more or less a disagreeable process, so long as the mortgagee gets his interest, and feels reasonably secure, he is content to hold on in the hope of something turning up; he knows he cannot realise without great trouble and risk, and he hesitates to face the difficulty.

Now, it is well known that these mortgages are largely held by public insurance companies, friendly societies, and public, philanthropic, and other institutions, thus spreading, indirectly, an interest in the welfare of the land through every class of the nation; and the question of rent, therefore, is not only a landlord's, tenant's, and labourer's question, but one that affects many classes of the community, who, perhaps, have no idea of it.

I venture to say that it will be found on examination that no incomes are less selfishly spent than those derived from rents of landed property. The income of a large estate not only finds employment for a great number of persons, but gives great pleasure to the community at large. Nearly all private parks of any size and importance are now thrown open to the public, who have the advantage of being allowed to drive through beautiful scenery, over miles of well-kept roads, to the expense of which they do not contribute. The same may be said of the gardens, pleasure-grounds, general surroundings and amenities of all large country places. These, on certain days, are almost always thrown

open to the public, and an immense amount of pleasure and enjoyment is derived from them. A landowner, if he sold his property and invested the proceeds in the funds or otherwise, might, if he chose, spend the whole of his income upon himself; yet he would be less open to critical attack than would a landowner who expends the greater part of his income upon an estate the amenities of which the general public, to a large extent, share, and in charities and enterprises for the benefit of the neighbourhood in which his property is situated.

I am able to give, by the kind permission of the owner, the expenditure and income of an estate for which I am agent. The estate in question used a few years ago to produce about £24,000 per annum, and now produces about £21,000; but an abatement of rent has to be made on the agricultural land in addition to the rents that have been permanently reduced. There is a considerable amount of house property, in the neighbouring town, and this, together with accommodation and allotment land, has not been subject to abatement, so that the actual fall in the income, with the abatement returned, is in respect of the farms only. The following is the average income and expenditure for the last three years under the various headings:—

RECEIPTS.	£	PAYMENTS.	£
Parks and woods . . .	1,125	Park and woods . . .	2,040
Gardens	188	Gardens and pleasure grounds	650
Rents from general estate	19,498	New works and general repairs (not including mansion)	5,098
Schools (fees and grants) .	90	Tithes, &c.	1,622
Clothing clubs (members' payments)	162	Rates and taxes	1,260
		Schools	411
		Subscriptions and donations (including clothing clubs)	765
		Annuities	113
		Management	588
		Abatements	1,347
	<u>£21,063</u>		<u>£13,894</u>

This shows that, from an average income for three years of £21,063, there has to be deducted £13,894 in respect of charges and maintenance, the gardens, that used in former years to cost £1,200 per annum, being the only item that it has been possible to reduce. Out of a gross income of £21,000, only £7,000 is therefore obtained; out of this the mansion has to be kept in good order and repair, the game and deer preserved, and other necessary matters provided for, leaving but a very slender margin for housekeeping, personal expenses, and education and maintenance of a family. Yet, the possessor of a landed income of upwards of £20,000 per annum free of mortgages or encumbrances would be considered in public estimation a very rich man, and if he did not keep up his estate in a proper and efficient manner, and contribute largely to the schools and local and other charities, would probably be publicly censured. The owner of the estate above alluded to has been in possession of it for about 20 years; he has during that time expended £51,657 on new works, including the rebuilding of 8 farmhouses, the enlargement and substantial repair of 15 farmhouses, and the erection of a large number of new buildings to suit the requirements of the farms. He has also built 36 new cottages, costing on an average about £400 per pair, and a great number of new pigsties and buildings for smaller farmers and the labouring poor. This expenditure is irrespective of an average of about £2,000 per annum in respect of repairs to existing farmhouses, buildings, and cottages. He has also spent £9,000 on drainage, and has laid down to grass and fenced a large area of arable land. The whole of this expenditure has been made out of income.

Another estate with which I am connected, which contains about 15,000 acres, with a rental of about £25,000 per annum, has had, during the last 50 years, an expenditure of about £300,000 made upon it, in addition to which the

owner has rebuilt the family mansion at a cost of £150,000. The whole of this expenditure has been made out of income.

Mr. PELL, in the article to which I have before alluded, gives two striking instances of outlay:—

“ The Connington Estate, the property of J. M. HEATH-COTE, Esq., in Huntingdonshire, is situated on the borders of the higher lands of the Oxford clay formation, where it descends and merges into the alluvium of the fen-lands of Whittlesea and Holme. Part thereof is heavy clay, the poorer portion of which is or was woodland, and store grass-land. The other part is light fen-land, ‘blowing’ in the dry March winds, and of a loose texture. Situated between the two is a considerable amount of mixed soil of good quality, growing good timber, and carrying heavy sheep, and excellent pasture for milk and store cattle. For eighty-seven years the proprietors, a father and son, have resided on the estate, bestowing on it all the personal care and outlay which a love of country life and a sense of duty would prompt. Without yielding to ‘fads’ and whims, all that modern science and practice in agriculture sanctioned has been respected and made use of here. Nothing seems to have been carried out on the one hand in a mean and niggardly fashion, while on the other hand there is no evidence of extravagance or indifference to economy.

“ The gross rental, inclusive of that from small holdings and cottages, has been as follows since the beginning of the century:—

£				£			
“ In the year 1800 it was 3,603.				In the year 1850 it was 7,004			
„	1810	„	6,908.	„	1860	„	9,592
„	1820	„	7,840.	„	1870	„	10,376
„	1830	„	6,706.	„	1880	„	7,185
„	1840	„	6,449.	„	1886	„	7,130

“ But it must be remarked that the rental of 1886 is not all actually received from a tenantry, but is the sum given on the basis of a valuation, a large portion of the estate being in the hands of and cultivated by the owner.

“ The expenditure on the enclosure of one parish, the purchase of land, drainage, building and repairs, or renewals, comes to no less than £143,798, as below :—

	£
“ Farm premises, cost and repairs -	41,311
“ Cottage repairs between 1860 and	
“ 1885 - - - -	4,564
“ Public drainage of fen, say -	3,000*
“ Internal drainage of fen - -	11,213
“ Highland drainage - - -	31,920
“ Road made - - - -	2,190
“ Purchase of land - - -	44,089
“ Enclosure of one parish - -	5,511
“	£143,798

“ The expenditure on residence, cottages, restoration of churches, special fen-taxes, materials, and agency, brings up the capital sum expended to £218,446. Now, supposing this sum had, as it accumulated, been hoarded instead of expended on this estate, and was to be now brought to light and placed out at interest at 4 per cent., an income of no less than £8,738 a year would be the clear result, or £1,400 a year more than the present gross income of the whole improved estate in 1886, after adding to the rental of £7,130, £200 for the mansion, making in all £7,300.”

The next instance is from the estate of the Earl of LEICESTER, at Holkham, in Norfolk :—

* Raised by an annual tax, averaging £116 per annum, and extending over eighteen years.

“It furnishes another striking illustration in support of
 “the contention that value is due to outlay, and that some
 “of the most splendid exhibitions of fertility and agricul-
 “tural wealth are traceable, not to natural circumstances,
 “but rather to the continuous, systematic applications of
 “skill and of extraneous capital on the soil.

“In the following statement the park and domain, with
 “the mansion and buildings pertaining to it, are excluded,
 “as well as the marsh farm of 459 acres :—

“The amount expended by the late	£
“Earl of LEICESTER on buildings	
“and repairs, from 1776 to	
“1842, was - - - -	536,992
“By the present Earl of LEICESTER,	
“for buildings and repairs, gates	
“and fences, and underdraining,	
“from 1842 to April 1st, 1883,	
“was - - - -	£344,994
“For purchase of land	145,224
	490,218
“Total - - -	£1,027,210
“The net income of the estate in	£
“1841 was - - - -	30,499
“The average of 10 years, to 1841,	
“was - - - -	25,208
“The net income in 1860 was	- 26,746
“The net income in 1882 „	- 25,402
“The net income in 1885 „	- 27,523

“It is interesting to examine, by the way, the payments
 “which, in the year 1882, came off the year’s income of
 “£52,285, amounting, as they do, to over one-half of this
 “gross income. They were as follows :—

	£	s.	d.
" Land-tax - - -	1,410	2	7
" Property-tax - -	1,183	0	10
" Out-rents - - -	4,879	10	5
" Parochial rents - -	279	4	1
" Tithe rent-charge - -	6,481	3	0
" Voluntary payments -	680	17	7
" Buildings and repairs -	8,836	4	6½
" Gates and fences -	401	1	5½
" Underdraining - -	1,192	14	7
" Law charges - -	146	7	3
" Management - -	1,303	17	10
" Sundry disbursements -	81	2	9
" Total, say - -	£26,875	0	0
" Net profit, say -	25,410	0	0

" The average cost, from the year 1852 to the year 1883,
 " has been annually:—

	£	s.	d.
" For buildings and repairs	8,083	6	0
" Gates and fences - -	332	11	8
" Underdraining - -	760	4	5
" Total - -	£9,176	2	1

" The amount annually expended on buildings and repairs
 " alone, from Michaelmas 1815 to April 1868, a period of
 " fifty-two years, was £8,371 18s. 3d.

" Here we have an instance of an expenditure during
 " 107 years of over one million sterling on one estate, in the
 " purchase of land, and in work and payments necessary to
 " insure this rental of £52,285. Applying the same rule as
 " in the Connington case, and taking the interest of half
 " this amount at 4 per cent. during the whole period, the
 " proprietor from this source alone would have derived an

“ annual income of £20,000 only, £5,410 less than the
 “ net income of the improved and enlarged estate at the
 “ present time ; or, if the owners had only hoarded the sums
 “ annually spent on the maintenance of their estate during
 “ the period under consideration, and had in the year 1883
 “ brought the accumulation into beneficial use by investing
 “ it at the rate of $3\frac{1}{2}$ per cent., the possessor would be in
 “ the enjoyment of an income of £36,000 a year. The
 “ estate, less the amount purchased, would also be his—not,
 “ indeed, in the high condition which now distinguishes it,
 “ but still we may conjecture productive of some, though a
 “ considerably less, rental.”

If we come to compare the expenditure of incomes such as these with incomes derived from moneys invested in consols, stocks, or shares, both of which incomes—so far as they are liable to income-tax—are regarded by the Legislature as net incomes, we should find that, whereas the possessor of the land-income does not receive more than about 50 per cent. on the gross revenue as net income, the owner of the other, after paying the tax, has the balance available to be spent as best pleases him.

Of course it may be urged that the possession of land carries with it many pleasures, that it is something to be seen, walked, and ridden over, and that a landowner possesses great influence. Granting this to be the case (though it cannot be denied that these amenities are not what they used to be), it must be remembered that the mere fact of land being a form of property which is tangible and visible renders it a form of wealth apparent to all eyes, especially to the eyes of those who are discontented and dissatisfied with their lot, and who wish to see it bettered at some other person's expense. The enchanting cry of “ every man his own landlord,” has been heard somewhat too frequently of late ; and, although there are many whose

sound common-sense prevents them from listening to it, we cannot forget that the majority of men are poor and wish to be rich, and if they have hopes held out to them, not only by ordinary political agitators, but by men holding high positions as statesmen, that they can attain this end by ceaseless agitation and combination, without trouble or labour except such as are involved in carrying out the above recommendations, it is not to be wondered that they eagerly embrace the proposals.

Rural life in England is essentially charming, and I do not think there is any country in the world where it is seen to such advantage. It is quite as important in many respects as the commerce and cities of the kingdom. I do not believe, though some noisy demagogues would have us so believe, that the majority of Englishmen wish to see the abolition of our great landowners. The loss of our magnificent country-seats and parks would be a national loss. Of them we have been justly proud for centuries, and their loss would be a final blow to our rural population. That the delights and charms of English rural life should disappear and be no more, would be a matter of great regret to all thinking Englishmen, and would be a matter of especial regret, I am sure, to the Members of this Institution. It is to be hoped that a time is coming when landed property may be better understood by those living in our towns and cities.

I think I am only expressing the experience of all who are present here this evening, when I say that the landlords of Great Britain (my experience does not extend to Ireland) are, as a rule, a highly-educated, enlightened, and humane set of men, honest, conscientious, anxious to do their duty and most kind to those around them. I have tried to show, and hope I have succeeded in so doing, that these incomes are principally derived from capital invested in the soil by themselves and their predecessors, for which they

ask but a moderate rate of interest, and that the bulk of these incomes are spent, not upon themselves, but upon the homes and surroundings and general welfare of those about them, whom it is their greatest pleasure to see cheerful and contented. I have no doubt that there are many present who will be able to give us most interesting facts in connection with this subject; and if these are forthcoming the object I have in writing this Paper will be accomplished.

Sir HENRY CARTWRIGHT (Fellow) said that the Paper had dealt so admirably with a subject of such great social and economic interest that he had very great pleasure in proposing a vote of thanks to the author. There was, no doubt, a great want of information at the bottom of the social difficulties which existed in relation to land. The author of the Paper had not adopted the popular view of the question, but had taken the side of truth and justice, and there was no doubt that the information given by Mr. SMITH, if properly disseminated (as it would be by the Members of the Institution), would go far to assuage the feeling of irritation on this subject which some agitators had made it their business to foster. Whatever might be said by a certain section of persons in condemnation of land-owners, it remained to be seen whether the principles they advocated were calculated to ameliorate the general condition of the people of the country.

Some thirty years ago no class of people was looked upon as being so happy, so fortunate, and so independent as the landowners of this country. Merchants with large incomes derived from the great industries, were respected as men of wealth and position, but the large profit they realised was always looked upon as having in it the element of uncertainty, whereas the landed gentleman was regarded as having his income secure beyond any chance of failure or

alteration. It was probably a mere 3 per cent. return on the capital value of the land, but the 3 per cent. was so fixed that no anticipation of the future, either immediate or remote, was ever allowed any weight in judging of its security.

But now all was changed. The influx of wheat necessary for the feeding of the enormously-growing population, the use of British and American capital in bringing forward these great supplies by the construction of railroads to the wheat-producing centres, the importation of cattle, and the introduction of the new method of preserving dead meat by the refrigerating process, all these causes had worked together with the effect of so completely altering the position of landowners that the reliable character of their income no longer existed. The margin of net profit had in consequence been so cut down that, instead of being an envied section of society, the agricultural interest had, during the last 15 years, been that which deserved the deepest commiseration. The landed interest, in its struggles to keep a footing and prevent agriculture from retrograding, had put forth efforts and undergone an amount of anxiety such as the commercial world had never experienced even in the times of greatest depression; and their disquietude and unhappiness had been added to by the attacks which had been made upon them by people who had not taken the trouble to study all the bearing of the case and the details of management as set forth in Mr. SMITH's Paper. The fact stated in the early part of the Paper, that there were some hundreds of thousands of persons who owned land, was not sufficiently appreciated by the majority of people in the country, who looked upon landowners as monopolists of the worst kind. Those who better understood the question knew that most of the charges brought against landowners were grossly unfounded, and that, so far from their wishing to retain the absolute monopoly of the land, the newspapers every day contained advertise-

ments for the sale of land in quantities suiting the requirements of every possible class of purchasers. The information just given by Mr. SMITH afforded something on which a reasonable man might put his finger in discussing this question, and could not fail to prove useful and interesting to all who had to deal with the practical side of the subject.

Mr. H. C. NEWMARCH (Fellow), in seconding the vote of thanks to Mr. SMITH for his able Paper, said he could only wish that the author's abilities had been directed to a more cheerful subject, for the tale that had to be told was, though true, a very gloomy one. To such a meeting he did not think it necessary, nor did he feel at all competent, to bring forward any examples for the purpose of proving over again what Mr. SMITH had already so ably shown in the Paper to be the facts as to the expenses of carrying on large landed estates and the proportionately very small return which the owners of those estates received. Attention had been called by Mr. SMITH to the advantages which accompanied the ownership of a large estate. The shooting and sporting rights, the social and numerous other amenities of the kind, which accrued to the owner of an estate enabled him, or rather forced him, willingly or unwillingly, to accept a very much lower rate of interest than he would otherwise receive. This should, of course, in fairness be taken into consideration when comparing the interest derived from land with that receivable from an investment of any other description.

But, unfortunately, during the last ten or fifteen years, it had become an urgent question how was it possible for those large properties to produce any more than at present. Cases had been pointed out in which an owner, after having expended £10,000 or £15,000 a year for a great number of years on his property, now saw his income being slowly

reduced. Such cases could not well be left out of sight in discussing this question. But it must be borne in mind that there were two classes of expenditure on property—there was the *necessary* expenditure, and an expenditure that was *unnecessary*, *i.e.*, not altogether called for in order to keep the property in a necessary state of repair; and in putting forward any statistics such as those in the Paper he thought it very desirable to ascertain as nearly as possible how much of the expenditure was due to the whim of the owner and how much was absolutely necessary for the maintenance of the estate. It was very difficult, he thought, to accurately discriminate between the two classes of expenditure, but the bare fact that a man spent money on his property and did not get an adequate return for it did not prove conclusively that under no circumstances would the property be remunerative.

The author of the Paper had, very naturally, found it impossible to solve the knotty question why land had ceased to be profitable, and how this state of things was to be remedied; but if the discussion that might follow should in any way show how the difficulties of agriculture in this country might be mitigated the Paper would certainly not have been read altogether in vain. One fact mentioned by the author seemed to him to inflict an undoubted injustice on the owners of property. He thought it most extraordinary that the owner of property should be called upon to pay income-tax on the gross rental when at the same time there were, as the long table in the Paper showed, numerous deductions—for instance, payments of tithe rent-charge, which of itself paid income-tax in another way.

Mr. ARTHUR GARRARD (Fellow) thought Mr. SMITH had put his facts together in such a manner that there was no room for discussion. The difficulty experienced by

owners in the country in getting tenants had been strongly brought before his notice some time since when he was offered a large house in the country, with garden and grounds attached, for seven years, rent-free, if he would keep it in repair. As had been said by Sir HENRY CARTWRIGHT, a man owning landed property was formerly thought much better off than one whose income was derived from trade or investment in other securities. In the town of Reading, where he was born, a man with £700 a year was looked upon as being fairly well off, but not as compared with his neighbour who got £700 a year from land.

Although discussion seemed impossible on a Paper which was confined so largely to the accurate and careful compilation of bare facts, he hoped that the author had done something towards disseminating the truth on the subject all over England, so that the many misrepresentations now existing as to land might be dispelled.

Mr. T. CHATFIELD CLARKE (Fellow) did not think the matter was one quite so easily dealt with as his friend the last speaker seemed to imagine. There were many sides to the question, and it would be a serious mistake if such a body of practical men as those present allowed themselves to be deluded by the idea that there was but one. His own conviction was that very likely a great economic change was going on beneath what appeared to be considerable distress to the present landowners. No doubt everyone in the room had a deep sympathy with many landowners of this country, and he also thoroughly believed that, taken as a class, they had met most generously the claims made upon them in consequence of the losses their tenants had sustained.

But the fact still remained that one quarter of the area of this country was owned by 1,200 persons, and he considered this an unjust, an unnatural, and an unhealthy state of things. The most conservative view of a really sound order of things

in this country—putting aside all political views whatever—was that the people should share largely in the ownership, of the land; and if the question were looked at from that side there would appear to be a great and manifest injustice in the fact that so large a proportion of the soil should be owned by so few people. It was the business of the Meeting to regard the matter from its practical and social side, and from that point of view nothing could be, he should think, so hopeful for the future condition of society as to see a large number of small freeholders in this country living in contentment and happiness; and he hoped, and indeed believed, that out of these trying economic changes to which he had referred, there might arise a state of things which would result in taking men back from the towns, into which they were pressing, and enabling them to live happily and to work happily on the land which it was so desirable they should occupy.

He had endeavoured to show that there was a much deeper side to this question. The Meeting was not assembled to discuss it on the popular side or on the landlord's side, but, as a body of sensible men, to look at it from all sides, and in his opinion there was no direction in which it was so well to meet the present difficulties and so hopefully to provide for the happiness of the future as in promoting to the best of their power the extension of the number of owners of the soil.

Mr. DANIEL WATNEY (Fellow) said that he felt a few words were necessary in answer to the remarks which had fallen from Mr. CHATFIELD CLARKE. He would ask, when one was travelling through the country and saw everything in good order—cottages, farm-houses, gates, and everything in thorough repair—did not he at once recognise the fact, especially if he were a land-agent, that there was some one presiding over and controlling the whole who took a pride

and a pleasure in making it one of the ideal homes of England, and in keeping the estate in a high condition of efficiency and order? On the contrary, if one went to another part where there were a number of small freeholders, such as those whom Mr. CHATFIELD CLARKE had pictured as living in contentment and enjoying country life and pursuits, what was to be found? The farms were as a rule not kept in order, the buildings were for the most part of a temporary character and in bad repair, and nineteen out of twenty of these farms were mortgaged heavily. He might remind Mr. CLARKE that in Lincolnshire, where the largest number of small freeholds once existed, they had almost invariably disappeared, and for the plain reason shown by Mr. SMITH in his Paper. When a man hired land he went into partnership with the landlord. The landlord found the house and buildings, land, gates, and fences, and the tenant the improvements and stock. A tenant with £1,000 capital could buy 50 acres—supposing the land were £20 an acre. If, on the other hand, he rented a farm with the same capital he could take 125 acres. What did the small freeholder get as interest on his capital? He, naturally, would not be content unless he could live out of his income—unless his labour produced an adequate return, and enabled him to pay his rates and outgoings in good times, and gave him something to put by for bad seasons. But the landlord, at the present time, did not get two per cent. for his money. Supposing, then, the tenant had his money invested in the land, he would get two per cent. for it; whereas, if he went into partnership, as Mr. SMITH had said, with his landlord, he would get an income which represented an immensely greater rate of interest.

For these and many other reasons, which time would not permit him to enumerate, he held that land in this country was a luxury which only rich men could afford on account of the very low rate of interest arising from

it, and that tenants under a good landlord were invariably much better off than their neighbours who owned their farms.

Mr. G. D. YEOMAN (Fellow) said he agreed with almost all Mr. SMITH's statements; but there appeared to be some mistake in his theory that 1,200 owners held one-fourth of the land of England.

Mr. SMITH explained that he took his figures from Sir JAMES CAIRD's "Landed Interest," which stated that the whole of the territory of the United Kingdom, "excluding " properties under one acre in extent, is held, one-fourth by " 1,200 persons at an average for each person of 16,200 " acres."

Mr. YEOMAN (continuing) said some 15 years ago a book was published, entitled "The Acreocracy of England," in which, roughly speaking, it was stated that there were 1,500 owners of over 3,000 acres of land. In the Paper the number was given as 2,500.

There were one or two other points in the Paper which struck him. For instance, the author said:—"Now, the " followers of Mr. GEORGE argue that rent is merely the " surplus from the produce of the land after all working " expenses have been paid, and the farmer has got a fair " return for his labour and the capital he has invested in " stocking his holding; they then go on to say that as at " the present time there is no surplus the landlord should " have no rent." That doctrine was formerly not uncommon, and when it was asked, "What is rent?" the answer would be, "Rent is the yearly amount which can be obtained " for land in the market either by private sale or letting or " otherwise—in short, what the land will fetch." People who held, and he thought rightly held, a different view would

argue that rent ought really to be the surplus of what an industrious and skilful farmer could make after paying all reasonable expenses. That should be the basis of rent—the utmost produce that could be brought out of the land, less the cost of production. And surely if a man had to pay annually more for his land in the shape of rent than the net profit which his skill, industry, time, and energy could produce, that man was overrented. It was somewhat hard to argue that if A could not pay so much rent, then B would, and, if B could not, C would.

He did not quite agree with what had been said in the Paper with reference to the cost of labourers' cottages. He thought £400 a pair for ordinary cottages, built in pairs, was, even at the present time, extremely high. He had, on several different occasions, seen very nice cottages indeed built for £300, and some very fair ones for £200 a pair. Of course they were not large, but they were stone or brick-built and slated, and each contained three bedrooms and two sitting-rooms besides the usual offices.

But, while differing from Mr. SMITH on one or two small points of detail, he thought his Paper most interesting and valuable, giving as it did in a small space the outcome of much thought and experience.

Mr. H. H. SMITH, in replying, said he had not anticipated that there would be very much discussion on his Paper, because, as Mr. GARRARD had pointed out, it contained a plain statement of facts, without touching on points which were matters of opinion. His object, really, in writing the Paper had been to try to disseminate, as much as possible, correct ideas and accurate knowledge respecting landed property, which was held under conditions not very clearly understood by the general public.

With regard to Mr. YEOMAN's criticism of his figures, that gentleman had, he thought, confused the figures which

were given as to acreage with those dealing with income. The 1,200 persons were quoted as having so much land between them, and the number was given of those who possessed more than a certain landed income. The two did not and were not intended to tally, as he thought would be seen on looking attentively at the Paper.

With regard to what had fallen from Mr. CHATFIELD CLARKE, no one had taken more interest than himself (the speaker) in the question of small holdings and in the distribution of land among the people. He was mainly instrumental (and he thought THE PRESIDENT would confirm his statement) in dealing, a short time ago, with a farm which was sold to Lord WANTAGE's Land Company and was converted into small holdings. He entirely agreed that if it were practicable it would be well that the number of owners of land should be increased in the country; but there were an immense number of difficulties in the way of such a consummation. He had not intended in his Paper to deal with the question whether small holdings and a greater distribution of land was or was not desirable, but merely to state the fact, which was not sufficiently recognised by the public, that landowners were really getting, not a rental from the land due simply to the fertility of the soil, but interest on money which they had actually put into it, as though they had invested their money in Consols or in other securities. That had really been the point of his Paper, and was a fact which he did not think was sufficiently recognised by those who were so ready to attack the land system of this country.

THE PRESIDENT, in summing up the discussion, said there were some points on which he would like to say a few words.

The statistics of income and expenditure which Mr. SMITH had furnished would be abundantly useful in con-

veying information to the outside world, if that outside world could only be induced to read and appreciate them; but there were one or two points to which he thought particular attention should be given. He would take, for instance, Lord LEICESTER's estate, which was cited by Mr. ALBERT PELL. The land-tax of £1,400 a year was an item which Lord LEICESTER had never bought. Whenever, or however, he acquired his estate, the existence of the land-tax, or what it represented, was, or undoubtedly ought to have been, taken into account. If the property had been submitted for valuation to any Member of the Institution, there was not one who would have passed by the land-tax without making a reduction in respect of that item.

Then, as to property-tax, he would be a clever man in these days who could tell where to put his money so as to avoid the incidence of property-tax. These, he thought, were items which should not rank. The same remark applied to the out-rents. Lord LEICESTER, he supposed, paid rents for those properties, which he let again; but in these calculations, the £52,000 was swelled by the introduction of that sum.

Then, the tithe rent-charge was given as £6,481. It was clear, as in the case of land-tax, that this had never belonged to Lord LEICESTER. He, or his predecessors, had simply acquired nine-tenths of their estates, and if the tithe were exorbitant the then owner should have looked to it and got it equitably settled in 1836. He mentioned these points to show that landed income was not like Consols or a fee-farm rent, or any other source from which an investor expected to get an actually net income. All those items to which he had referred had to be dealt with before the amount of the net income could be arrived at. It was, therefore, somewhat misleading to take a rental, and to say that the actual net income was only 50 per cent., 60 per cent. or 75 per cent. of it, as the case might be, unless allowance were first made

for those items of the gross income to which the landlord had no right and for which he had never paid anything.

His own experience was similar to that which had led the author of the Paper to his conclusions, viz., that, taking any large area of rental, even in prosperous times, it would be found that the net income available to the landlord for his household and personal expenses was, probably, not much in excess of a sum ranging, according to the character of the soil or estate, from 50 to 60 or 70 per cent. of the gross rental. If any young, enthusiastic, or anxious landowner, on coming into his estate, was shown an audit sheet of £10,000 a year, his lawyer or agent, if they were wise, would impress upon him the fact that of that £10,000, practically all that would probably come into his pocket, available for his own expenses, would certainly not be more than £6,000 or £6,500.

He was pleased to hear Mr. CHATFIELD CLARKE speak on the question of the greater division of property. Mr. SMITH had kindly referred to his relations with an estate which he and his client, Lord LANSDOWNE, were good enough to offer to the Society of which he (THE PRESIDENT) was a Director, viz., the Small Farms' Company. He had joined the then direction simply for the purpose of aiding a very cherished wish to see an extension of the number of landowners throughout England and Wales, not expecting for a moment that a small body of five or six persons could do anything in the way of largely spreading the ownership of land, but thinking that at least they might show that the business was not altogether an unprofitable one, and from a belief that there was a tendency on the part of the population to buy land in small quantities. He must say that he was rather disappointed in the conclusions to which present experience seemed to point. Unhappily, there was not evident a

very great disposition or ability to buy land, and although he sympathised heartily with Mr. CHATFEILD CLARKE's wishes and aspirations that there should be a much greater number of small owners living on their small estates and doing well and living thrifty and prosperous lives, yet he must confess that his experience up to this time was that the areas in which the application of the principle of small holdings could be successful were very limited. The system would never prosper in districts such as the large chalk formations in Wiltshire, Hampshire, Dorsetshire, and Berkshire, Lincolnshire, and Yorkshire. It would probably succeed very well in the districts where there was a natural adaptability of the land to small inclosures. Given those conditions, there would be found men willing to buy; but the system of small holdings could not be forced on the country at large. For the economical production of wheat, mutton, beef, and wool, the chief factors of agricultural success, large holdings were undoubtedly the most successful, and would generally produce a much larger return in proportion to expenditure than was possible in smaller farms, however well the latter might be cultivated.

The Meeting then adjourned.

SOME SUGGESTED AMENDMENTS IN THE LAW AND PRACTICE OF COMPEN- SATION.

BY G. M. FREEMAN (ASSOCIATE).

*Read at the Ordinary General Meeting of THE SURVEYORS' INSTITUTION,
Monday, February 10th, 1890.*

MR. ELIAS PITTS SQUAREY (PRESIDENT) IN THE CHAIR.

THE Lands Clauses Consolidation Act, which is the code and basis of all compensation, has now been in force 44 years. During that period it has dealt with countless cases, many of which could not have been contemplated at the time when it was passed, and has been the subject of many thousands of legal decisions. It is not at all, therefore, a matter of surprise if certain defects and faults have now become apparent in its framework and in its operation; and, as surveyors are more conversant with the practical working of the Act than any other persons, it has appeared to me that substantial benefit might arise from a discussion of certain points with which we are all familiar, with a view to formulating objections and suggesting amendments.

The matters to which I desire to direct attention concern both the law of compensation as it is now formulated in decisions of the House of Lords, and the practice of compensation as prescribed by the Act itself. Under the first head it appears to me there are several rules now in force which work prejudicially both to the interests of claimants and of promoters. I will deal shortly with each of these rules.

The section of the Act upon which most of the decisions

have been given is the 68th, which enacts "if any party
 " shall be entitled to any compensation in respect of any lands,
 " or of any interest therein, which shall have been taken for
 " or injuriously affected by the execution of the works, and
 " for which the promoters of the undertaking shall not have
 " made satisfaction, and if the compensation claimed in
 " such case shall exceed the sum of fifty pounds, such party
 " may have the same settled either by arbitration or by the
 " verdict of a jury, as he shall think fit." This seems a very
 clear and simple enactment. Nevertheless, it has served as
 the basis for a superstructure of legal decisions which is
 truly marvellous.

The first observation to be made upon this section is
 that it appears to treat the case of an owner or occupier
 whose land is taken and one whose land is injuriously
 affected as upon precisely the same footing—both being
 equally entitled to compensation if they can show that the
 land in question is theirs, and that it has been taken or
 injuriously affected by the promoters under the powers of
 their Act. Nevertheless, the Courts have held, in the
 well-known cases of *The Queen v. Essex* and *The Duke of*
Buccleuch v. The Metropolitan Board of Works, that a
 very different measure of compensation is to be meted out to
 a man part of whose land is taken and another part in-
 juriously affected from that to be given to one whose land
 is only injuriously affected but no part taken. The Buccleuch
 case was about as strong as can be imagined. All that was
 actually taken from the Duke was a hard on the bank of the
 river over which he had an easement, yet the taking of that
 insignificant adjunct let in large claims for injury to the
 value of his mansion by dust and traffic along the new road-
 way upon the embankment. Unless that hard had been
 taken, although precisely the same injury would have been
 done to the mansion, not one penny of compensation could

have been recovered. It is difficult to see that this distinction is laid down in the Act, but of course, as it has been so decided by the highest tribunal, it must be taken that such is the meaning of the statute. But, assuming that to be so, such a construction very frequently works great hardship upon the occupiers of property. The class of cases where this question most frequently arises relates to trade claims. The precise point was first definitely settled in the year 1866 by the decision of the House of Lords in *Rickett v. The Metropolitan Railway Company*, popularly known as the Pickled Egg case. In that case the works of the promoters obstructed a passage or alley which formed one of the principal thoroughfares by which persons frequenting the claimant's public-house approached it, but the works did not touch the house itself or any part of it, or block up the roadway in front. The result was that a very heavy fall in the takings of the house ensued, undoubtedly attributable to the difficulties caused to the approach of customers by the works of the railway. It was held by the majority of the Law Lords, but subject to the strong dissent of Lord WESTBURY, that RICKETT was not entitled to compensation, upon the ground that "loss of trade or custom by reason of a work "not otherwise directly affecting the house or land in or "upon which a trade has been carried on, or any right properly "incident thereto, is not by itself a proper subject for compensation." The consequences of that decision are curious to contemplate. The premises in question being a public-house, their value would entirely depend upon the trade done in them. If, therefore, RICKETT had desired to sell his property he would have certainly lost money, because the property would by reason of the works of the company be less valuable, and, as it would seem, his interest in the land and premises would have been injuriously affected, and yet he was not to receive one penny of compensation from the

people who had thus injured him. But if the promoters had required to take a foot of his backyard, although the loss of that infinitesimal portion might not have caused him any real damage, he would have been entitled to call upon them to take the whole of his public-house with 10 per cent. bonus upon its value, and to pay him several years' purchase upon his trade profits.

I remember a case which entirely turned upon one brick. A railway was carried in front of a shop in cutting, afterwards to be tunnelled over. For months the access was blocked for carriages, and the business was almost destroyed. The claimant alleged the company had removed a course of the footings of his cellar; the company denied this, and succeeded in proving their allegation. But if the claimant had substantiated the removal of the brick he would, in all probability, have been thereby enabled to get in his claim for loss of trade. In *RICKETT's* case, Lord *CRANWORTH* laid it down broadly that, to entitle to compensation, "the injury must be actual injury to the land itself, as by loosening the foundation of the buildings on it, obstructing its light or its drains, making it inaccessible by lowering or raising the ground immediately in front of it, or by some such physical deterioration." This statement, however, has been considerably modified by subsequent decisions, ending with the case of *The Caledonian Railway Company v. Walker's Trustees*, by which it was decided that interference with the access by a public road to premises is a ground for compensation, although such interference may not be immediately in front of the premises. Thus far, then, the state of the law is that, while if any fragment of a man's property is taken, a trade claim may be admitted, where no land is taken no claim for injury to trade can be admitted, although the actual loss in the second case may be a hundred times greater than in the former.

We now come to a class of cases where the fact that premises are injuriously affected is admitted, but the compensation is reduced far below the measure of the actual injury. Take, for instance, the case where a railway company is authorised to construct a lofty station or warehouses opposite premises which are used for a particular trade requiring great quantities of light. The company's buildings darken the trade premises, evidently and by admission. What is the proper measure of compensation? The occupying trader is in this position—either he must seek other premises at an increased rental, and incur all the expenses and loss to business incident to a removal, or he must, if he remains, occupy less of the premises for his business, and so incur the loss of a diminished volume of trade. This is the true and fair measure of his loss, and one, be it observed, which, if any part of his premises had been taken, he would have been entitled to claim. But, unfortunately for him, a rule was laid down by the House of Lords, in the case of *McCarthy v. The Metropolitan Board of Works*, which effectually cuts him off from relief. That rule is contained in this sentence—"where by the construction of
 "works there is a physical interference with any right,
 "public or private, which the owners or occupiers of property
 "are by law entitled to make use of in connection with
 "such property, and which right gives an additional market
 "value to such property apart from the uses to which any
 "particular owner or occupier might put it, there is a title
 "to compensation if by reason of such interference the
 "property as a property is lessened in value." Therefore, inasmuch as the claimant in the case in question is using the property for a particular purpose, he is not entitled to compensation, and the basis of claim against the company is the diminution, if any, in the letting value of the property for any purpose for which it is suited by reason of the works

of the promoters. And this, be it remembered, will be the case although the claimant may have taken the premises for the express purpose of his trade, and such holding constitutes his interest which is injuriously affected.

The above remarks apply to business premises. The owners of residential property are met by a different hardship. The value of a private house does not consist solely in the bricks and mortar, but in situation, privacy, outlook, and many other circumstances which make it a prize or a drug in the market. A man may have bought an estate for the sake of its beautiful views and privacy and quiet, and have spent large sums upon the house and grounds. A railway company comes, carries a high embankment in front of his windows, erects a station from the platforms of which excursionists may sweep every inch of his grounds, and renders night hideous by the shunting of trucks and screaming of steam-whistles. But if it manages to keep clear of his land the occupier has no claim against the company although the annoyance is so great that he will be driven from the place. But, ever since the case of *Brund v. The Hammersmith Railway Company*, it has been held that injuries to amenities are not the subject of compensation. But, although in one sense amenities are a matter of sentimental estimate, in another they are of clear pecuniary value. If I cannot let my house for as much as formerly, or sell my estate for its former value, it does not matter two straws to me whether the cause of that depreciation is physical injury or merely destruction of amenities by the works of the company. The result is the same. The first amendment, therefore, which I would suggest is that owners and occupiers of land or premises which are taken, and owners and occupiers of land or premises which are injuriously affected, should be put upon the same footing, and that the basis of compensation should be the same in

both cases *mutatis mutandis*; so that, if by the works of promoters in the immediate vicinity of a shop the trade of that shop is injured, the trader shall be entitled to claim compensation although no part of his premises is physically touched; and if by the works of promoters the privacy, quiet, and beauty of an estate are destroyed, and the market value of the estate reduced, the owner shall be entitled to compensation although none of his land is taken.

Two other minor matters in this connection deserve a word in passing. As the law now stands, compensation can only be recovered for injury caused by the construction of the company's works, but not for the subsequent user, upon the ground that Parliament, having sanctioned the making of a railway, contemplated it being used as a railway. But it makes no difference to the owner of property whether the vibration which is constantly weakening his walls is caused by trucks carrying earth for construction or carriages conveying passengers, or whether the smoke which invades his rooms whenever a window is opened is caused by a steam-crane loading bricks for building the line or bricks conveyed for profit. If companies are given the advantages of burrowing underground or running through crowded cities, I do not see why they should not be placed under restrictions requiring them to do as little damage as possible to surrounding property, and this would be best secured by extending the same liabilities to working the line as at present attach to its construction. The other point relates to the position of trustees and others under restrictions relating to reinvestment of funds, when property belonging to the trust is compulsorily taken from them. If an ordinary holder of property is deprived of it he can generally look about and reinvest his compensation in other property of a similar class. But the trustee can only reinvest in government or other safe securities, and the result is that those for whom he acts, instead of

receiving an income of 5 or 6 per cent. on the capital, will only receive an income of 3 or 4 per cent. This is no doubt a hardship, and I think in such cases power should be given to the Court of Chancery to require the promoters to make up the difference between the market value of the property taken and the capital required to produce the same income when invested in such securities as the trustees are alone entitled to purchase.

So far the amendments which I have suggested have been in favour of the owner of property; but there is one amendment which, after much hesitation, I conclude should be made in favour of the promoters. Take the case of the owner of an estate in the country. A railway comes across a portion of the estate, taking a strip of land and severing other portions. The company pay for the land taken and for the damage by severance, and there, at present, the matter ends. But a little further on in the same estate the company require to construct a station. They purchase the land, and erect the station. The presence of that station enormously increases the value of the estate to the owner, turning what was formerly only of the value of pasture-land into building-land. But while the owner has been paid for every scrap of damage done by the company, he has received all the benefit on the other side of the account, without any payment at all. It seems fair that the transaction should be regarded as a whole, and that the land-owner should allow to the company the benefit which he will derive from the station, while charging them the injury done to other parts of his property. The answer usually made is that the station would probably benefit several estates besides that of the owner in question, and that, as they would get the benefit for nothing, it would be hard to make him pay merely because a part of his land was required. This, however, is more specious

than sound. What the landowner alleges is that the coming of the railway through his estate damages it to such and such an extent. There is surely no harm in the railway company answering "no, your estate is not damaged to any such extent, for although it may be damaged in this part of it as you allege, yet in another part it is benefited to such and such an amount, and the real damage to the estate is the difference between those two sums." Between the company and the other owners there is no privity. They allege nothing, and the company, therefore, cannot answer anything. As a matter of fact, the principle is already to some extent recognised in the pre-emption clauses. An owner has to sell his land as it then is without adding anything on for enhanced value by reason of the improvement being made, or the railway constructed. But when he wants to exercise his rights of pre-emption he must buy back at the full value, taking into consideration any benefit conferred by the improvement or the railway, and this, notwithstanding that all the other owners of adjacent property, whose lands or premises were not taken, get the benefit of the improvement or railway without any payment.

Thus far I have spoken of defects in the law of compensation. I now turn to the second part of my subject—defects in the machinery or practice of compensation. The question up to this point has been under what circumstances ought a man to be entitled to compensation? The question now is by what means, if entitled, should he recover compensation? The defects which mark the system of compensation now in vogue, affect both claimants and promoters, just as we have seen the defects in the law of compensation do. Let us take them in order. At the present day notice to treat having been given and a claim lodged, or a claim for injurious affection having been sent

in, the claimant can compel the promoters to proceed in his own way. They must accept his rights as he chooses to allege them ; they must proceed by arbitration or jury as he desires. After the arbitrator or jury has assessed the value, the promoters may then, for the first time, raise the question whether any compensation at all is due.

We here come upon the first point which I desire to bring forward. Is it fair and reasonable that a claimant who may not have any more title to lands in question than the man in the next street, or who may not have suffered any injury which is legal ground for compensation, should nevertheless have it in his power to drag promoters through a long and expensive trial by jury or arbitration, involving the calling of skilled witnesses, the employment of solicitors, and the instruction of counsel, when, after all this, he will be unable to recover one penny of the amount awarded, for the simple reason that he is not entitled to one penny? Is not this a hardship both on the claimant and still more on the promoters? Suppose that the claimant has misconceived his remedy. The whole of the expense and trouble is thrown away, and yet, although the promoters are in no way to blame, they cannot recover any of the costs which they have had uselessly to bear simply because the claimant did not know or misstated his rights. Nay, this is not all. Suppose a perfectly impecunious claimant, having sent in a claim in respect of lands or injury in which he has no interest, forces the company to issue their warrant. The compensation jury give their verdict, the claimant presents his bill of costs and gets it taxed. The company refuses to pay, whereupon the complainant takes out a warrant, and distrains upon them for the amount of his costs. The company resist his threatened action for the compensation, and claim repayment of the costs. In the end they succeed, but, meantime the claimant, knowing that he has

nothing more to gain, has pocketed the proceeds of his distraint, and has softly and silently vanished away. It is all very well to say that the promoters, if they believe the claimant has no legal claim, may remain away from the inquiry as to compensation. But the risk is very great. There is just a scintilla of right in most cases to some compensation; and if, in the subsequent action, the claimant can prove that he was entitled to any compensation at all no question as to the amount awarded can be raised.

Now, in actions at law there is an order of the Court which provides, "if it appear to the Court or a judge that "there is in any cause or matter a question of law which "it would be convenient to have decided before any evidence is given, or issue of fact is tried, or before any "reference is made to a referee or an arbitrator, the Court "or judge may make an order accordingly, and may direct "such question of law to be raised for the opinion of the "Court, either by special case or in such other manner as "the Court or judge may deem expedient; and all such "further proceedings as the decision of such question of law "may render unnecessary may thereupon be stayed." If a similar rule were applied to compensations no harm could in any case ensue, but vast saving of expense would be effected. Where it seems to promoters that a claimant is not legally entitled to compensation, let them be able to raise this preliminary question, either by special case where the objection is purely one of law, or by a plea of no damage where the objection is one partly of law and partly of fact, and if the decision is against them then let the quantum of damage be assessed by a jury or arbitrator.

The next question which arises is whether the trial of compensation cases by a jury at all is desirable. As a rule, one's experience is that a jury is a very unsatisfactory tribunal. The issues to be decided are frequently of great

complexity and detail, and the evidence by which they are supported requires to be carefully weighed with knowledge quite outside any ordinary juryman's range. Where several eminent surveyors or architects appear on each side, diametrically contradicting each other, and yet, as the jury are bound to believe, each speaking his honest belief, what is a bewildered juryman to do? It is hardly surprising that he so frequently takes refuge in a simple little arithmetical calculation which, although it speedily relieves him from his labours, is neither satisfactory to the claimant nor the promoters. But if the principle of trial by jury is too deeply engrafted on the English character to admit of extirpation, yet there are many cases where it is admittedly unsuitable. Take a trade claim depending on careful analysis of books and accounts over several years. It is impossible for a jury to test these things for itself. And, as if the task was not hard enough *per se*, every possible extra difficulty is, by the present system, put in the way. A claimant asks three years' loss of trade, at so much a year. Unless he chooses to submit his books and give information to the promoters, he cannot be compelled to do so until he gets into court, and the company must then endeavour, by wearisome cross-examination, to test his well-prepared figures. The result is the jury get quite tired of the whole case, and consider the company's counsel is unduly occupying time. Most of the day is consumed over the complainant's case, and the company is put into the uncomfortable dilemma of either hurrying their case through before an exhausted jury, or adjourning, amidst the protests of the twelve good men and true, to another day. Here, again, I would gladly see introduced the procedure which works so well in ordinary actions.

As soon as litigation has arisen by service of the notice to treat or delivery within a reasonable time of a claim, the promoters should be entitled to inspection of the claimant's

books and vouchers and other documents, and to administer interrogatories upon any matters which after such inspection require elucidation. The claimant, on his part, should be entitled to call upon the promoters to admit any facts or statements on his behalf, and any unnecessary costs of proof caused by such refusal should be the claimant's in any event. Further, I should welcome the introduction of a compulsory power of reference to arbitration in all cases of account and detail which would particularly apply to cases of trade claim. Such a power has long existed at the common law, and had been found to be of the greatest possible benefit. It should be competent to the promoters, at any time after the service of the notice or claim, to apply to the judge upon affidavit, alleging that the matters in dispute are matters of account and detail and cannot be conveniently tried, and, if he is satisfied of the truth of the allegation, to order such reference either to an arbitrator to be named by the parties, or, failing agreement, to be appointed by himself. The claimant has, of course, already a right to go to arbitration.

I have used on several occasions the words "the judge." This points to another change which might be beneficially introduced. At the present time it is a curious anomaly that, while the highest legal intellects in the land may be relegated to try a case in the law courts involving £10 or £12, cases of compensation, where perhaps £20,000 are at stake, and where, in nearly all cases, the amount is substantial, where minute and difficult facts are involved, and questions of law constantly arise, are decided under the guidance of an under-sheriff whose primary duties are the due execution of writs, or by a coroner who need not even be a lawyer. There would be ample employment for an extra judge appointed for the express purpose of trying compensation cases, and commanding confidence by his high legal training. He should have cognisance of the case from

its very beginning, and all preliminary applications as to trying questions of law and title before assessing the amount of compensation, compulsory reference to arbitration, productions, admissions, interrogatories, &c., should come before and be settled by him.

Lastly, here comes the question of costs. These are at present in a very unsatisfactory condition. However successful a claimant may be, and however reasonably his evidence may have been prepared, he always finds himself, after the taxation of his bill, saddled with so serious an amount of costs that, unless his claim is for a large amount, it would probably have been better for him to make terms with the promoters. On the other hand, a claimant may extend a trial or reference in a perfectly unnecessary manner, with the result that he extracts costs from the pockets of the promoters, which, in fairness, they ought never to have paid. This is all unsatisfactory. If a claimant is entitled to press his claim, and does so without unnecessary expenditure, and if the promoters put him to the expense of a trial, why should they not recoup him that expense? If he had a right to recover compensation, why is he to be mulcted for enforcing his right? I think it would be convenient that with the judgment or award the judge or arbitrator should issue a certificate stating that the claimant's case has been properly presented, and where, in their opinion, unnecessary evidence has been called or undue time engrossed, stating that the expense so caused should be disallowed on taxation. Subject to these observations, I think the scale of taxation should be much more liberal, or else that the arbitrator should himself fix the costs, as is proposed in the last Bill for arbitrations at law.

We have now considered the defects which exist in the practice relating to trial by jury and to arbitrations under the Lands Clauses Act, under one or other of which heads

most of the important claims fall. But before finally leaving the subject, I should like for a moment to direct attention to another class of cases in which still greater hardship is caused by the present system, and in regard to which such system is wholly unsatisfactory and inadequate. I allude to the decision of certain cases of compensation by magistrates. Where the interest of the tenant is not greater than a tenancy for a year, or from year to year, and he is required to give up possession before the expiration of his term, or where his claim does not exceed £50, he is relegated to two magistrates in the country or a stipendiary in the Metropolis. The two classes of cases, be it observed, are by no means *in pari materiâ*, for, while the clause is obviously meant to deal with small interests of no greater value of £50, on the analogy of County Court cases, it may and does sometimes happen that where there is a business claim, although the trader is only a yearly tenant, the amount involved is considerable. I certainly remember one case where the claim was for more than £5,000. Another curious anomaly is that while, if the land is taken, the claimant must go to the Police Court, if it is only injuriously affected he may go to arbitration and receive his costs like all other claimants. But, whether the amount be small or great, the Police Court is obviously not a proper tribunal for determining such cases. The ordinary and proper business fully occupies the Metropolitan magistrates, and from the mere standpoint of time great inconveniences result. A compensation claim is entered in the list for two o'clock. Counsel, solicitor, and witnesses have to wait on through a long list of assaults, false pretences, and school board summonses, until, perhaps, four or five o'clock. Then, just as he hopes to be free for the day, the magistrate is requested to fix his mind upon the Lands Clauses Act, with the prospect of very likely two more hours' abour, if the case is to be properly treated. The result

frequently is an adjournment. But, apart from this, the magistrate is not, by his training and surroundings, the suitable tribunal for such cases; it involves, without any preparation, a sudden jump into a branch of law and practice with which he has no reason to be familiar. Lastly, the costs allowed by such a tribunal are quite inadequate in the case of a successful claimant. I would suggest that such cases, whether of yearly tenancy or small claims, raising the limit, however, to £100, whether the lands be taken or injuriously affected, should be referred to a standing arbitrator, as in the cases of artisans' dwellings; that, as soon as an Act is passed dealing with the taking or affecting of land, such standing arbitrator should be appointed by the Board of Trade to adjudicate upon all cases within this category arising under that Act; that such arbitrator should have power to determine the fact of damages as well as the quantum of compensation, as has been done in the Floods Prevention Act, so as to avoid lengthy litigation in small cases; and that he should have absolute discretion over the costs.

The questions which I have raised have been matters of detail, and I fear I must apologise for the somewhat fragmentary nature of this Paper. They are, however, of practical importance, forced upon my consideration by actual experience of the working of the Act. I believe the remedies I have suggested would be of general advantage, and I am sure the first step towards their being useful is that they should bear discussion in this Institution.

MR. F. MEADOWS WHITE, Q.C. (Associate), said, although he felt that the proposal of a vote of thanks would have come better from one of the body of practical surveyors to whom the Paper was so interesting, he had, nevertheless, great satisfaction in asking the Meeting to accord a hearty vote of thanks to Mr. FREEMAN. He knew what great

experience Mr. FREEMAN had enjoyed in the working of the Lands Clauses Acts, and therefore felt the suggestions of the Paper to have great weight as coming from such an authority.

He would not now discuss at length technical points, such as might arise in a strictly legal discussion of some of the legal cases as quoted by Mr. FREEMAN. The law had been stated, in a broad sense, accurately, but he (Mr. MEADOWS WHITE) thought there still were distinctions and differences which might perhaps, at a future period, receive the attention of the House of Lords. He did not dissent from most of the author's general propositions, but as an instance of what he meant, he would mention the rule laid down in McCARTHY's case, cited by Mr. FREEMAN, which was stated in the course of his argument by the late Lord Justice THESIGER, as counsel for the claimant.

The rule was stated in terms sufficiently wide to cover the claimant's case; and it was adopted by the House. Every case within the rule would be a case for compensation, but it did not follow that the rule was exhaustive, and that in no case beyond its limits could compensation be recovered.

He would refer to the case of *Wadham v. The North Eastern Railway Company* in which it had been held that the special adaptability of a particular property to the purposes of an hotel, and particular damage done to it, considered as specially adapted for the purpose, was rightly taken into consideration.

He thought that Mr. FREEMAN would also remember a recent case which had extended, to some degree, the decision in the Stockport case, which was cited in the Duke of BUCCLEUCH's case and in *The Queen v. Essex* referred to in the Paper. That recent case had not been referred to, perhaps, because it had not yet reached the House of Lords. Nevertheless, it was decided by the Court of Appeal; and a good report of it was to be found in the first number of Vol. IV. of "Professional Notes," pp. 70 to 74, under the name

of *The Trustees of Gower's Walk Free Schools v. The London, Tilbury, and Southend Railway Company*. It would be remembered that the Tilbury Railway Company, under the powers of the Act, built high warehouses which obscured all the lights of the new buildings erected by the school authorities. The arbitrator found that if only those windows which were coincident with the ancient lights were to be considered, the damage would be so much, but if he also took into consideration damage caused by the obstruction of the new windows in the building which did not coincide with ancient lights, he would in that case award a larger sum. The Court and the Court of Appeal both held that the claimant was entitled to the larger sum, because the railway company, in erecting the warehouses, must have known that they would not only obstruct the ancient lights, but also the modern lights. In this case no land was taken. It was a case of injuriously affecting. This carried the case somewhat beyond the Stockport case. The MASTER OF THE ROLLS, however, said (p. 75):—"In the present case no land
 " had been taken, but when once the case was brought within
 " the statute, the words of the section (16 of the Railway
 " Clauses Act) gave not only the damage at common law but
 " all the damage which the property had suffered."

He would add one observation to Mr. FREEMAN's excellent remarks on procedure under the Lands Clauses Acts. He thought there was not sufficient facility for appealing from the tribunal when the case was tried by jury. In the case of an arbitration the parties chose their own tribunal, and he thought it was no hardship that the parties were not allowed to question an arbitrator's judgment and jurisdiction in any case outside the limits within which it could now be questioned; but, in the case of trial before an under-sheriff and a jury, why should there not be the liberty of appealing, and application for a new trial within the same limits, and by the same direct means that now existed in a common

law action? Why should not a litigant be entitled to go to the higher Court direct, instead of being compelled to resort to the more limited proceedings by *certiorari*, or to resort to an action on the inquisition if it were a case of entire absence of jurisdiction? Why should he not be entitled to go to the Court and move for a new trial on proper grounds? He (Mr. MEADOWS WHITE) would be content if the law were so altered that the Court had a general power to grant a new trial in any case where, in the opinion of the Court, it would be just.

Lastly, he must notice one point of disagreement. Mr. FREEMAN referred to a matter of supposed hardship in the case of trust property. He (Mr. M. WHITE) could not agree with the suggestion on the point. The case seemed to present this dilemma. Either the investment in the property taken was within the terms of the trust or it was not. If it were not, it would seem contrary to principle that the promoters should be compelled to make up the difference of income which had only been realised by means of a breach of trust. If the investment were within the terms of the trust, then the *cestui que* trust and his trustee had the same power of reinvestment as any other person. There was no reason why, because the property was held in trust, the person who so so held it should enjoy any special advantage.

Mr. P. D. TUCKETT (Fellow) had great pleasure in seconding the vote of thanks to Mr. FREEMAN for his Paper on a very interesting subject, and one on which they all knew his experience had well qualified him to write.

The Paper began by referring to the fact that the Lands Clauses Consolidation Act is now 44 years old, and he thought it might well be added that, after a vast amount of business that had been transacted under it, it had proved to be a very good and workable Act, and now that it had been

so fully explained and settled by a long succession of legal decisions, any proposed amendment ought to be very carefully and cautiously considered.

The object of this Paper was stated to be to provoke discussion with a view to suggesting amendments to the existing law, and Mr. FREEMAN had made a considerable number of separate suggestions, some of which seemed excellent; but one or two of them he (the speaker) must confess struck him as very sweeping in the extent to which they went.

The first, for instance, was "that the owner or occupier of land or premises taken, and the owner or occupier of land or premises injuriously affected, should be put upon the same footing, and that the basis of compensation should be the same."

If this meant, as he supposed it must, that the owner of property no part of which was taken, should be compensated for an injurious effect produced wholly upon land bought of someone else, and in respect of which no action would lie, even if the promoters were not protected by their special Act, he thought it would be opening the door very wide. Mr. FREEMAN contrasted the Duke of Buccleuch's case with some others; but the principle seemed to be sound, whatever he might think of the figures. If the Duke had not possessed the foreshore of the river, the embankment might have been made wholly on the property of others, and the work could have been lawfully done without his consent, even without an Act. But, seeing that he had been able to protect his residence by possessing the foreshore, and that the embankment could not be made without taking this away from him, he became entitled to compensation for any damage resulting from substituting a frontage to a public street for the river frontage. If Mr. FREEMAN happened to think the amount obtained in the particular case too large, that would scarcely be an argument against the legal principle involved.

It was not only when public works were made, that premises were injuriously affected. He remembered, some years ago, a gentleman buying a very large residence in a home county, overlooking a considerable area of grass land occupied with another mansion, and, as he was assured, likely long to be so. But very soon afterwards this land was advertised for sale in building lots, and, in order to protect himself, he had to give a building price for it, though able to let it only for grazing purposes. If a railway had been made across this second purchase, it seemed going very far to suggest that the basis of compensation for residential damage should have been the same before as after this purchase.

As to the Hammersmith Railway case, and the legal decisions that compensation is not to be given for the *use* of a railway, but only for damage done in its *construction*, that did not probably seriously affect a case where any part of an estate was actually taken, because the construction of a railway would carry with it its expected use. But he (Mr. TUCKETT) had long thought that this distinction between use and construction was rather an unfortunate one, and that it would have been better and fairer, in cases where no part of the premises was taken, if the sole distinction had been whether or not an action would lie for the acts done on the adjoining land, if the promoters had not been protected by their special Act. On this one point he thought the law might be improved, but surely Mr. FREEMAN's first suggestion, as stated in his Paper, would bring a great and undue additional burden on promoters.

So far with reference to works executed on land purchased of private owners. But, as to the interruption of public thoroughfares, Mr. FREEMAN dealt with matters that stand on a very different footing, and where there is a real grievance. Mr. FREEMAN illustrated the point by a reference to what he called the "Pickled Egg" case; and he might

also have recalled the making of the Metropolitan Railway along what was then, he believed, called the New Road (now the Marylebone and Euston Roads). For very many months, if not years continuously, long lengths of that road were wholly closed under powers given to the Company. He believed that on one side of the road they generally interfered with a bit of the forecourts, and that the tradesmen and others were compensated ; but on the other side many people carrying on business were entirely cut off, for long periods, from any access by customers or others, except on foot, and yet they were held to have no claim for compensation ; they were supposed to have no special right or easement in the public thoroughfare, outside their premises, above that of all Her Majesty's subjects ; and this, although he believed they might be fined if they failed to remove snow from the footpath. Similar cases might also be recollected in reference to some other Metropolitan works. This was certainly a grievance ; but the difficulty is to apply a remedy which would be equitable, without going too far, because one cannot alter any street either temporarily or permanently, or make a new one, without affecting trade and values over a considerable area. He had clients who were the owners of a large part of what used to be a main thoroughfare, until a new one was made, which diverted most of the traffic. The property remained untouched, but the shops were by no means what they were, though of course there had been no case for compensation. Then, in the case lately so much discussed of the proposed improvement on the north side of the Strand, all the shopkeepers on the south side might claim that they would be injuriously affected, if a continuous footpath diverted foot-passengers to the north side, and such claims might arise even in other streets some distance off, for diversion of traffic might be far-reaching.

He feared, therefore, that no workable remedy had been

suggested in the Paper, though a clear case of hardship had been made out, and he (Mr. TUCKETT) did not profess to be able to supply one. Possibly, when Parliament gave a company the right to temporarily close a thoroughfare, the special Act should provide for compensation over a limited and defined area.

As to the distinction suggested between trustees and others, he thought there was a great deal of truth in the advice given by the Duke of WELLINGTON to his officers, when receiving a good deal of money at the end of the war, to the effect that high interest means bad security. He did not believe it was so easy for a private person to re-invest at 5 or 6 per cent. without risk, and on the other hand, if people settled property in trust, with such insufficient power of reinvestment as to occasion loss, that was a voluntary act, and by no means the fault of the promoters.

With regard to the setting off improved value to be derived from the proximity of a new station against injury by severance and otherwise, it was not suggested in the Paper that this should be set against the value of any land actually taken.

According to the case mentioned by Mr. MEADOWS WHITE, it appeared that such improvement cannot be set off even against injury to the same house. He (Mr. TUCKETT) had sometimes heard counsel argue with considerable apparent force to the contrary effect; not, indeed, that enhanced value could be treated as a set-off, but that "damage" is not a mere injury in one particular, but a loss of value, and that though a piece of land would have been depreciated in value by severance, had it not *at the same time* been enhanced in value by the station to a larger extent, it never was in fact, even for a single day, reduced in value, and that therefore there never was any damage. Mr. FREEMAN suggested carrying this much farther, and to set

off the increased value of one piece of land against the damage to another piece, which might even be in another county. This would be approaching very nearly to the introduction of the principle of "Betterment."

With regard to the second part of the Paper, that rather more concerned legal matters, but it struck him that if the title of a claimant had first to be dealt with by the Courts, and the promoters meanwhile entered under the 85th section, there might be no vestige of the premises any longer to be viewed when the time for ascertaining the amount of compensation arrived, and that there may, after all, be a practical advantage in the present method.

But, in some cases, there surely must be a power to stop a compensation case by injunction, as he (Mr. TUCKETT) had recently been made, *pro formâ*, one of several defendants, immediately after being appointed umpire, on the ground of some irregularity in the appointment of one of the arbitrators.

A bold suggestion had been made by Mr. FREEMAN in hinting at the abolition of juries. No doubt arbitration was the most satisfactory, but claimants had always had the option of a jury, and they would hardly like to give it up. And he did not believe that juries were now unduly biassed on either side, though they may not always be so intelligent as could be wished, and though it may have been different a generation ago, while there was so much prejudice against railways.

There was one little incident sometimes observed in trial by jury in London, which he thought very objectionable, and that was what was called the Tales. It sometimes happened that only six or eight jurymen would attend at the Sheriffs' Court; then the promoters' counsel would pray a Tales and refuse to go on without twelve. If granted, the Tales would appear so instantly, that they must have been waiting just outside; and one would notice that one of them would be chosen foreman. They had, in fact, been

waiting for the chance of a special juryman's fee. This amounted to creating a class of professional, though not specially-instructed, jurymen, which was certainly not very desirable, and scarcely fair when one of the parties is before them very frequently and the other only once.

Of course everyone present would sympathise with Mr. FREEMAN in what he said on the subject of costs. It was unjust that a claimant should not be allowed anything approaching to what he must necessarily pay for skilled witnesses, and where he had contented himself with a less number than the other side; and the suggestion of substituting a more suitable tribunal than a Magistrates' Court for yearly tenants' cases was an excellent one.

Some of Mr. FREEMAN's suggestions were most valuable, and the style of his Paper was admirable, and entitled him to a very cordial vote of thanks.

Mr. SPENCER CHADWICK (Fellow) said that one or two of Mr. FREEMAN's observations struck him as being particularly interesting.

First, it was suggested that compensation should be a matter of a debtor and creditor account, as it were, between promoters and claimants. He assumed, however, that Mr. FREEMAN meant, though he did not say so, that in no case should the promoters charge the owner of property anything if it were found that the advantage to the estate was greater than the value of the land taken. That, he supposed, followed as a matter of course. Then, again, he thought that the right to claim compensation for injuriously affecting any property ought to be limited, otherwise very few improvements or railways would be made. If a railway were formed in a district, and everybody in that district had the right to claim compensation for injury, however remotely the formation of the railway might affect his property, he was afraid that almost every neighbouring owner or occupier

would imagine himself injured. There would ensue almost endless litigation, and the door would be opened to the prosecution of many claims which had no real foundation.

No new street could be formed, or improvement effected, and no company could make a railway, without first getting an Act of Parliament; therefore owners who considered themselves injuriously affected might petition against the granting of the power, and ask for clauses to protect their interests; and, although the Committee might give clauses in certain cases, he was not at all sure that a petition to be compensated under the head of being injuriously affected would be dealt with by the Committee, but it would meet the case, he thought, if such questions were so dealt with.

Then, with regard to cases before the police courts, he thought with Mr. FREEMAN that this method of trying compensation cases should be abolished, as he himself had frequently wasted valuable time over such cases in police courts, and the results were often unsatisfactory.

As to trial by jury, he agreed that such a tribunal was scarcely fitted for the trial of such cases as those under discussion. The proper course was, undoubtedly, to submit the claim to the decision of an expert acceptable to both parties and skilled in the details of the matter in dispute.

He was afraid Mr. FREEMAN would hardly agree with his views, but he thought that where the question only referred to value it was not really necessary to employ counsel and solicitors. In many cases there were, of course, questions of law, and then legal advice and assistance were valuable; but, where the point to be decided was simply and solely a question of value, he thought that the case would be best and most economically tried before an umpire, being a skilled valuer, without counsel or solicitor, each party being represented by their respective valuer or arbitrator only.

A right of appeal had been suggested by Mr. MEADOWS

WHITE. That was, he thought, somewhat dangerous, especially with regard to claimants. A claimant had the right of choosing whether he would have his claim tried by an umpire or by a jury, and, if he chose a jury, then, whether the result were satisfactory to him or not, he ought to be content with the verdict, and ought not to be given a power of appeal, and the same argument held good if the claimant selected an umpire. Then, again, if a power of appeal were given he was afraid that railway companies, who were not spending their own money (or, at all events, not doing so directly), and corporate bodies who were not spending their own money at all, would be tempted to appeal in most cases.

The only other thing that struck him was the question of costs. He thought the present system of taxation of costs exceedingly unsatisfactory. A claimant was often compelled to go into court to get fair compensation, and he knew very well that the best men that could be found would be arrayed against him, and that he must, in order to hold his own, fight with equal strength on his side; yet, though he might have only one Queen's counsel and one junior, or perhaps be even less well represented, yet, when it came to the taxation of the costs, he was only allowed the fees of one surveyor, and even then not on "RYDE's scale." This seemed to him exceedingly unjust and unfair, and he thought the allowance should be measured by the amount of costs incurred on the other side.

Mr. ARNOLD STATHAM (Associate) said that he was somewhat surprised at the tone the debate had taken, every speaker seeming to assume that it was possible to assimilate trial by arbitration or reference, to trial by a court of justice. The very reason and origin of trial by reference was that instead of the tribunal being appointed by a third party, either by the crown or by an officer of state, it should be selected by the parties themselves. The reason, of course,

was obvious—parties might feel dissatisfied with the particular judge before whom the matter might go, or with a local jury with whom one or other of the litigants might be unpopular, or who might be suspected of some political or sectarian leaning towards one side or the other, and in such a case it was thought just to provide that the parties should be able to select arbitrators or an umpire in whom they had individual confidence, and with whose qualifications they felt satisfied. Therefore it seemed to him to be going outside the question to suggest that the Board of Trade or any other body should appoint a deputy officer to take these matters in hand. Professional men had already loudly condemned the increase of officialism in bankruptcy. The Land Transfer Bill had met with great opposition, partly on the ground of the officialism it would introduce; and, in England, any imitation of the German system of bureaucracy would be most unpopular. In the eyes of the public, certainly, departments of the state were already too autocratic. Then, as public confidence was the only proper foundation for an arbitration tribunal, any permanent arbitrator must be a man of great technical capacity; but it was obvious that no one judge could be expected to be an expert versed in the technical details of every question that might come before him, and which might embrace, say, questions of rating of machinery and of patents, of allowances for restrictive covenants, the valuation of canals, and numberless other subjects, each requiring to be dealt with by an expert.

The suggestion to have a permanent judge-arbitrator seemed, therefore, to him to be somewhat impracticable, but did not in the least degree detract from the value of Mr. FREEMAN's remarks, which clearly indicated how considerable had been his practical experience of the working of arbitrations. The gentleman who seconded the vote of thanks (Mr. TUCKETT) stated that he had not heard of such cases of bogus claims as those mentioned by Mr. FREEMAN;

but he (Mr. STATHAM) knew of several cases in which men of straw, prompted by unscrupulous solicitors, had alleged rights for the pure purpose of manufacturing costs.

He cordially endorsed Mr. FREEMAN's suggestion that the legal points of the question should, in these cases, be tried first. And it was perfectly feasible to provide for such a course by a Lands Clauses Consolidation Amendment Act.

With reference to what was often called "sentimental damage," but which was none the less actual, viz., the injury to the sentimental value of a residential or manorial property suddenly invaded by a railway bringing, perhaps, excursionists or, still worse, cockney suburban residences into proximity with a country gentleman's quiet park and private residence, the principle on which the law proceeded was this. It did not matter whether it was a square inch or a square mile of the property that was invaded, if the owner had a right by injunction to restrain anyone from taking ever so small a portion of his land, he had also a right to restrain him from inflicting upon his home any consequential damage. Therefore the damage to be assessed would not be estimated on the bare basis of the portion of land taken, but on the basis of the privileges the landowner would have enjoyed had he been allowed to remain, *in statu quo ante*, in the perfect freedom from interruption he enjoyed before the railway came. If a square inch or a brick (as had been said) were touched, the owner was entitled to compensation; but, if not, he could not get an injunction, and therefore was not entitled to compensation.

Where there were windows in an old house which formed ancient lights, and the house was rebuilt and the size of the windows increased ten times, so that instead of 10 square feet there were 100, if the right to light was interfered with by erections, compensation was claimed not only for 10 but for the 100 square feet. By virtue of the 10 square feet the owner could stop the erection altogether by in-

junction and so prevent injury to the 100 square feet which gave him a right to claim for damage in lieu of an injunction.

It was a question to what extent had arbitrators the privileges of counsel? A case in which this question arose had come before his notice only recently, when, after an arbitration in which £1,542 had been awarded to a tenant under the Agricultural Holdings Act, the landlord had prosecuted the claimant for having put forward, in the course of that arbitration, a claim for £5 in respect of manure which he had used on another farm. The tenant was committed to the quarter sessions, but the LORD CHIEF JUSTICE granted a *certiorari* to remove the case to the Leeds assizes. The tenant got off, as it was proved that the claim was not false. On the motion, however, the LORD CHIEF JUSTICE commented upon this very important question—whether or not arbitrators, in putting forward a claim which is dubious, for the purpose of exhaustive inquiry before a semi-judicial tribunal, occupy and enjoy the privileges of counsel, and whether they are, like counsel, justified in putting forward a claim on behalf of a client without pledging themselves to a personal belief in the justice of it. He thought it at all times dangerous for arbitrators, whether they were engineers or surveyors, to treat themselves as “retained” by either side, and he believed that the more respectable members of the profession would carefully avoid even the appearance of such partisanship. He believed that two arbitrators and an umpire formed the best of all possible tribunals in compensation cases, securing at once technical ability and, what was even more important, the confidence of the litigants themselves.

The vote of thanks having been put and carried unanimously, the discussion, on the motion of Mr. H. H. COLLINS, was then adjourned to the next Meeting.

ON THE ESTABLISHMENT OF A TRIBUNAL FOR THE TRIAL OF COMPENSATION CASES.

By SIDNEY WOOLF, Q.C. (ASSOCIATE).

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, Monday, February 24th, 1890.*

MR. CHAS. JOHN SHOPPEE (VICE-PRESIDENT) IN THE
CHAIR.

THE subject of this Paper is one that has long occupied my thoughts, but it was not until the last Long Vacation that I found time to give expression to them in writing. Ill-health for a time interrupted my work, but the Christmas Vacation afforded me the opportunity of finishing the Paper I am about to read. The subject has obtained increased importance by the discussion arising out of the proposed introduction of the principle for which I am sorry to think no happier expression than "betterment" seems as yet to have been found. But to a body like The Surveyors' Institution no introductory remarks or excuses for the selection of my subject are, I feel sure, necessary, and I will therefore at once proceed to put my views before you. To the minds of many of you who have for years had to deal practically with the question of compensation under the Lands Clauses Consolidation Acts, the anomalies in, and objections to, our existing system of assessing such compensation must often

have been present, and it is my humble hope that this evening will not be spent in vain in pointing out some of those anomalies and objections, and in trying to suggest a remedy or remedies for them. I need hardly remind you that the three principal modes of assessing compensation under the Lands Clauses Consolidation Acts are—

- (1) By arbitration,
- (2) By the verdict of a jury, and
- (3) Before justices.

Now, as has often been pointed out, there is an objection to all these three modes, namely, that the arbitrators, jury, or justices can only fix the *amount* of compensation to which a claimant is entitled, leaving his *right* thereto, if disputed, to be afterwards determined in an action, or, in cases of arbitration, in proceedings to enforce the award.

But let us see what are the objections that each of the modes of assessment before mentioned separately presents. Dealing with arbitration first, there seems to me to be no well-founded reason for the law that gives the party claiming compensation alone the right to demand arbitration. If arbitration is a desirable way of settling cases of disputed compensation, and is not to be confined to cases where both parties agree to that mode of settling their disputes, then I can see no reason for conferring the right on one of the litigants and excluding the other therefrom. But whether arbitration is a satisfactory way of settling questions of disputed compensation is a question upon which there may fairly be, and I venture to think is, much difference of opinion. To some Members of our Institution it may almost seem to be heresy to give expression to a doubt upon the subject, but, nevertheless, speaking with some experience on the subject, I venture to say that the present system of arbitration is far from satisfactory. Of course we know that the decision in most cases rests with the umpire agreed

upon by the parties or appointed by the Board of Trade, who is, as a rule, a surveyor. Now, you must pardon my saying that though practising surveyors, at least most of those who have any experience in compensation cases, may, and as a general rule do, make good witnesses in such cases, there are few who make good arbitrators or umpires. The qualities required for a practising surveyor are the very reverse of those to be sought for in an arbitrator. In the one all bias must disappear; in the other it is not unnatural to find a certain amount of partisanship; and nothing, perhaps, is more difficult for the man whose views of the value of property have been formed as the advocate of the one side or the other to cast aside the opinions that he entertains, and to decide according to the evidence in the case in which he is appointed arbitrator. No doubt your noble profession has produced brilliant examples of the model arbitrator, men in whom our common professions and litigants had unbounded confidence; but I am sorry to say that death and old age have of late thinned the ranks of such men, and I hope I shall not be thought a pessimist if I say that I do not see a sufficient number of men to supply the places of those who have died (some of them in harness), or fallen out from sheer exhaustion. But even if the right man can be secured it must, I think, be admitted that the present system of arbitration is, in many cases, an unsatisfactory way of assessing compensation. Although, as I have said, the arbitrator cannot determine the right to compensation, yet there are many cases in which the law is so inextricably mixed up with the facts that the arbitrator is compelled, in assessing the compensation, indirectly, if not directly, to decide what are the legal rights of the parties. This is no unimportant matter when we remember how difficult it is to set aside an award once made; and though the objection I have been considering may to some extent

be removed by the expensive process of the appointment of a legal assessor, or by the less satisfactory but more common mode of the arbitrator taking legal advice, still, it cannot be denied that these are by no means satisfactory remedies.

Let us now turn our attention to the assessment of compensation by the verdict of a jury. Here, again, we meet the objection that we have just been discussing in the case of arbitration. Difficult questions of law may and do arise upon inquiries before juries with which the presiding officer is not competent to deal. I desire to speak with the greatest respect of a body of men who discharge the onerous duties cast upon them to the best of their ability, but anyone with experience of the tribunal in question must admit that it has grave defects. As you know, the under-sheriffs who generally preside at these inquiries are solicitors, of whom it is no disrespect to say that neither their training nor their calling fits them for the discharge of important judicial functions. The result is that juries are often left without any proper guide either as to the law or the facts of the case, and it is not surprising that extraordinary verdicts are at times returned, from which it must be remembered there is in practice no relief, because the finding of a jury can be questioned only where there has been excess of jurisdiction, or in other words where evidence has been improperly admitted, or the jury have been wrongly directed, or have given compensation to which the claimant was not either in whole or in part entitled. In such a case the verdict may be set aside by the old and rather cumbersome process of bringing up the inquisition and the verdict and judgment thereon, by *certiorari* to be quashed. But where no such objection lies, or no proceedings by *certiorari* are taken, and the jury have jurisdiction to entertain the claim to compensation, and to award some damages in respect thereof in

an action upon the inquisition, then to use the language of Lord HERSCHELL in the very recent case of *The Metropolitan Board of Works v. Howard*, a report of which is to be found in the third volume of the "Professional Notes" published by our Institution, at page 358, "if any evidence was before the jury which warranted the award of any damages, the plaintiff must recover, however excessive the amount of damages, however erroneous the law laid down to the jury, however wrong the principle which they adopted." This surely is a condition of things which calls for a remedy, and it is surprising to me that it has been allowed to exist so long.

There are other defects in our present system of assessing compensation by the verdict of a jury, such as the antiquated mode of nominating, striking, and reducing a special jury, and the law that prevents the jury from assessing the compensation if the claimant fails to appear at the inquiry. No doubt it imposes upon him a penalty in the way of costs, but why a jury should not have power to settle the amount of compensation where the claimant has had proper notice of the inquiry and fails to appear, and why the question must in such a case be determined by the valuation of a surveyor, all the expenses thereof being borne by the promoters, it is difficult to understand, when an arbitrator or justices under similar circumstances may proceed *ex parte*. Let us now turn our attention to the defects in the last of the three modes of assessing compensation that I have mentioned. Apart from the apportionment of rents, &c., the chief cases, as you know, in which justices have jurisdiction are, (a) where the claim does not exceed £50, (b) where a person having no greater interest than as tenant for a year or from year to year is required to give up possession of his lands. Now, no one who has experience in the trial of these cases before justices or a magistrate can doubt that

a police court is wholly unsuited for the proper determination of the difficult questions of law and fact that, as well in cases before justices as in arbitration and jury cases, frequently arise. But if the jurisdiction of the justices is to be maintained, there can be no reason for the existing law by which if any portion, however small, of the lands of a tenant for a year or from year to year are required the compensation, whatever may be the amount of the claim, must be assessed by justices, but if no portion be taken and the lands only injuriously affected, if the claim exceeds £50, the jurisdiction of the justices is excluded. I have now run through, I know very imperfectly, what appear to me to be some of the most glaring defects in our present system of assessing compensation. But the absence of a single tribunal having jurisdiction in all cases of disputed compensation leads to other anomalies of which I might give many instances, but one will suffice, namely, that whilst the right to costs is independent of any discretion in arbitration and jury cases, the costs are entirely in the discretion of the justices or magistrate where they have authority to settle the amount of compensation.

I have now to put before you the remedies that I venture to suggest for the existing evils. No one, it seems to me, can doubt that the important interests involved, the large sums at stake, and the difficult questions of law and fact that frequently arise in compensation cases justify a demand that they shall be tried by as efficient a tribunal as it is possible to obtain. That being required, the question naturally occurs: "Why not transfer or give the jurisdiction over such cases to the High Court of Justice?" For a time it seemed to me that that was the best and only course to adopt (although the limited jurisdiction conferred on the Superior Common Law Courts by the Regulation of Railways Act, 1868, has not been attended with success), but since the

establishment of the Railway and Canal Commission created by the Railway and Canal Traffic Act, 1888, it has occurred to me that it would be far better to confer the jurisdiction on the Commissioners created by that Act. The High Court has already as much work as under the existing arrangements it can do, whilst the new Court of the Railway and Canal Commission does not seem, at least at present, to be anything like fully occupied. Another advantage that this Court possesses over the High Court is that it has jurisdiction over the whole kingdom, and it would thus be possible to assimilate the mode of trial of compensation cases in Ireland (where, as perhaps you are aware, the provisions of the Lands Clause Consolidation Act, 1845, for assessing disputed cases of compensation, have been considerably modified) to that in Great Britain. The Railway and Canal Commission is a Court of Record, and, at present, consists of two appointed Commissioners (one of whom must be of experience in railway business), and three *ex-officio* Commissioners, one being nominated for England, one for Scotland, and one for Ireland, and each of them must be a judge of a Superior Court. I would propose the appointment of three additional appointed Commissioners, all of whom should be surveyors. There is already power given by the Railway and Canal Traffic Act, 1888, on an address from both Houses of Parliament to Her Majesty to appoint an additional judge of the High Court; and there can be little doubt, if the jurisdiction of the Commissioners was extended as I suggest, the appointment of such an additional judge would be necessary, and should be made by the amending Act that would be required to carry out the reforms I advocate. I anticipate that the expense occasioned by such appointments would be largely if not entirely met by the Court fees payable in respect of compensation cases. The Commissioners have full jurisdiction to hear and determine all matters, whether

of law or of fact, and in many respects have all such powers, rights, and privileges as are vested in a Superior Court. They can also, with the approval of the LORD CHANCELLOR and the PRESIDENT of the Board of Trade, make rules for their procedure and practice, and under this power they have (amongst other things) framed and issued a simple system of pleading, and provided for the discovery by either party of documents in the possession of the other, and similarly for the delivery of interrogatories for the examination of the opposite party.

Now, if the jurisdiction to hear and determine all matters of law and fact arising out of cases of disputed compensation, whatever the interest of the claimant in the lands might be, was transferred to or vested in the Commissioners, the objection that I pointed out at the beginning of this Paper would disappear. It would be possible for the promoters, as soon as a claim was preferred before the Commissioners, to object that it was not in law maintainable, and by a decision on that preliminary question of law possibly to save an expensive and unnecessary inquiry into the amount of the claim. In what way the assessment of the amount of compensation by the Commissioners should supersede the duties now discharged by arbitrators, juries, and justices, is a question upon which there would naturally be a difference of opinion. Of course the parties would still be able to agree to refer the question of disputed compensation to the arbitration of surveyors, or a surveyor, or other persons or person; but, where no such agreement was come to, I would venture to suggest that all claims not exceeding a certain amount, say, three or five hundred pounds, should be determined by one of the appointed or *ex-officio* Commissioners alone, but that claims exceeding that sum should be decided, at the option of either the promoters or the claimant, by a jury (special, if either party desired it), pre-

sided over by one of the *ex-officio* Commissioners. I am not, as a rule, enamoured of trial by jury, but the result of my experience is that compensation cases are just the class of case where the common sense of jurymen acts as a wholesome corrective to the often too exclusive views of professional men. It may be worth remembering that our neighbours, the French people, having for years confided the decision of compensation claims to the judges, in 1832 made what to them was one of the most serious innovations by intrusting to what is called "Le Jury Spécial," the duty of fixing the amount of compensation. In introducing the measure the French Minister of Public Works, after describing the objections to the then existing system, said:—"We have sought for a remedy for such a state of things; to find it we have turned our eyes to a neighbouring kingdom (England), where the greatest works are carried out with marvellous rapidity, to the great benefit of the country. There the compensation is fixed in the last resource by a jury composed of the principal landowners of the district. Promptness in form does not prevent exactness in result. We have thought it was possible to introduce amongst us an analogous system." Whether our system of trial by jury in compensation cases ever deserved such praise, it is not worth while to stop to inquire, but I do not think it would be right or advisable, where the compensation claimed is large, to take away from persons who are required to give up their property for the public benefit the right they possess to have the amount of the compensation they are entitled to determined by a jury. Power also could be given to the *ex-officio* Commissioners to appoint assessors who should be surveyors of position, nominated by The Surveyors' Institution, to assist such Commissioners in cases of sufficient importance to justify their appointment. The appointed Commissioners, when increased in number, would be fully competent and

able to dispose of the majority of the cases in which a jury was not demanded, but either party should be entitled to have any question of law arising in a case determined by the *ex-officio* Commissioner, and for that purpose power to adjourn a case from an appointed Commissioner to the *ex-officio* Commissioner should be given. From the decision of the Commissioners there is, under the Act of 1888, a right of appeal, shortly stated, upon questions of law to a superior Court of Appeal as defined by that Act, and having regard to the importance of many of the questions arising out of compensation cases, and remembering how many of the principles of the law of compensation owe their origin to the House of Lords, I think, at least with the leave of the Court of Appeal, there should be a right of appeal to the House of Lords. In addition to deciding questions as to the right to, and the amount of, compensation, the Commissioners might determine the amount of the deposit and bond, and approve the sureties to the latter under Section 85 of the Lands Clauses Consolidation Act, 1845, and Section 84 of the Scotch Act. They, or the *ex-officio* Commissioners, should exercise all the powers of the Chancery Division of the High Court of Justice, or of the Exchequer Division of the High Court of Justice in Ireland, or of the Court of Session in Scotland in respect of moneys paid into court, and the costs or expenses in such cases. Again, the Commissioners should exercise the various powers of "Apportionment" and of settling differences as to "Accommodation Works" contained in the Lands Clauses and Railway Clauses Consolidation Acts and other Acts. Further, the filing by the claimant of his application or complaint and the opportunity of paying money into court would be attended with beneficial results to promoters, who are often unable to inquire into claims made against them, and are driven to contest claims that with better means of informa-

tion they would not have disputed. The right to costs should, I think, in all cases depend upon the result, that is, whether the amount recovered exceeds the amount offered or paid into court. Again, the powers of ordering discovery of documents and administering interrogatories would, there can be no doubt, in many cases be found most useful.

I think I may claim to have shown that the establishment of a tribunal for the trial of compensation cases is a desirable and possible object; but, in conclusion, let me say that although the discussion of the principle called "betterment" would be foreign to the purpose of my Paper, if that principle is to be introduced, it seems to me pre-eminently necessary that the "charge" or "rate" to be fixed, and by whom, and in what proportion it is to be payable, should be ascertained by some such tribunal as I have indicated, instead of these matters being dealt with by the County Council, or other public body interested in the result, by a provisional award, subject to objections before a standing arbitrator, however eminent and impartial he may be.

Mr. SPENCER CHADWICK (Fellow) proposed a vote of thanks to Mr. WOOLF for having brought this interesting subject before the Meeting. He had done so in a way indicative of much experience and of careful thought.

Much of the unsatisfactory character of the present mode of dealing with compensation cases arose from the fact that two entirely different questions were really tried as one. Every case of compensation involved a question of value, but in many cases there were also important legal points to be determined, and it seemed to him scarcely possible that one tribunal should be able to deal satisfactorily with questions both of value and of law. Surveyors who were appointed to assess value could hardly at the same time be thoroughly

competent lawyers, although there had arisen, and would, no doubt, continue to arise, men whose experience and abilities enabled them to fulfil the manifold duties of an umpire in the most satisfactory manner.

He could not agree with Mr. WOOLF in thinking that a surveyor was not quite the right man to be an umpire, for although a surveyor in the ordinary course of his practice must frequently be called upon to act as a partisan and to ardently espouse the cause of his client, just as a counsel does, yet by this very experience he learned all sides of his business and acquired the knowledge of values necessary to enable him to fill the position of an umpire.

He thought it would certainly be well if all questions of compensation could be divided into two parts, and if the question of value were first tried. Then, if there were any legal questions involved, the case might be taken before such a court as that which Mr. WOOLF had suggested, and which would, he thought, be an exceedingly valuable Court of Appeal for the purpose.

Mr. C. B. O. GEPP (Associate) said it might seem an anomaly that he, as a member of the body of under-sheriffs, against whom both Mr. SIDNEY WOOLF and Mr. FREEMAN had brought such grave accusations of incompetence, should second a vote of thanks to the former gentleman, but it was nevertheless with much pleasure that he did do so. He noticed that if, according to Mr. FREEMAN, under-sheriffs were not altogether desirable persons to deal with compensation cases, neither in Mr. SIDNEY WOOLF's eyes were surveyors. No public officer ought to complain of fair criticism, but he strongly felt that the work allotted to under-sheriffs was, as a rule, efficiently performed. They had had, as Mr. FREEMAN said, to decide an immense number of cases since the passing of the Lands Clauses

Consolidation Act, and in very few, he thought, had the ruling of under-sheriffs been set aside on appeal.

Again, Mr. FREEMAN had somewhat overstated the case when he represented under-sheriffs as personally executing writs. It was true that under-sheriffs had the supervision of writs of execution, but they had also to consider points of law, in carrying out such duties, quite as important as any which were involved in compensation cases. Under-sheriffs were, as a rule, country solicitors, who must in their practice depend greatly upon their own personal knowledge of the law, and who, consequently, had to deal frequently with cases necessitating an accurate determination of value. Such a training could not but fit them to try cases such as those with which the writers of the Papers had dealt; and he thought the public confidence in the capacity of the under-sheriffs was shown not to be misplaced by the practical results arrived at.

Several suggestions had been made for the improvement of the procedure in these cases. He thought one of the most practical was that shadowed forth by Mr. MEADOWS WHITE on the last occasion, when he suggested that there should be an opportunity for a new trial in compensation cases, in the same way as in an ordinary case in the superior courts. That, he thought, was a suggestion which might be carried out with advantage. With regard to the enormous sums which Mr. FREEMAN had said were frequently at issue in cases tried before under-sheriffs, he thought it did not follow because the amount in dispute ran into four figures that the case was therefore a very difficult one to decide, for very often quite as important points of law were raised when the amount at issue was comparatively small, as in much larger actions, and the amount of the compensation was in no way a measure of the legal importance of the decision.

Juries were, he thought, often not very well understood by the counsel who addressed them. It must be remembered that jurymen were men generally well versed in business matters, and accustomed to deal with values either in estimating the worth of their own property or in acting for others, and might therefore be considered as coming into Court well qualified to form an opinion on matters of value brought before them. Therefore, if it were once conceded that juries were not to be abolished, he could not himself conceive a more satisfactory tribunal for the trial of compensation cases than an under-sheriff (who was a practical man of business and had to do with values every day of his life) and a jury of intelligent men well versed in commercial affairs.

Mr. ARTHUR GARRARD (Fellow) said it was undertaking a very serious task to attempt to advise large alterations in a law which had worked so beneficially for so many years. Mr. FREEMAN had spoken of the thousands of cases with which he had had to deal, but it must be borne in mind that even that number only represented a percentage of the whole of the cases settled; many were decided simply by a meeting between surveyors, now that the Act was well known and thoroughly understood. Most difficult and important cases were fought out either before arbitrators or juries; and he thought no good reason had been advanced why this course should not continue to be adopted. An objection to surveyors as arbitrators had been raised on the ground that they were biassed, but that such was the case he could by no means concede. A surveyor acted first on one side and then on the other, and if he had been in any way previously concerned in a case, no honourable man would, in his opinion, accept a reference as umpire in that case. Barristers were in the habit of stating a case sometimes

for one side and sometimes for the other, but, if they ultimately became judges, he did not think their training at the bar made them in the slightest degree less impartial or less competent. So surveyors, after gaining a thorough knowledge of their work by acting for various parties and in different interests, might, he was sure, be relied on to behave independently as umpires, and to bring their knowledge to bear impartially in arriving at their decisions.

There were a few matters of detail which might well, perhaps, be altered. As Mr. FREEMAN had said, shopkeepers might be injured while works were being carried out which deprived them of proper access. In the construction of the Metropolitan Railway, some years ago, many tradesmen suffered considerable injury by having business kept from them for months; and in such a case the company might have been fairly called upon to compensate them for their loss. Such a provision would very properly form a part of any future Bill dealing with the subject.

He entirely concurred with Mr. MEADOWS WHITE in his views as to the reinvestment of trust property.

In the case which Mr. FREEMAN had suggested, of an estate injured by a railway going through it, but, on the other hand, benefited by a railway station constructed upon it, he thought it might, perhaps, be reasonable to set off one against the other to some extent, but, before the owner allowed any reduction of his claim for injury upon such grounds, he should take care to have an agreement on the part of the company that they would maintain the station and run trains there; for it did not necessarily follow that wherever a station was proposed the works would be carried out and a station maintained: he could cite cases to the contrary.

He thought that it might be of advantage in all cases of doubt if the legal title to an interest claimed were settled

before the amount was decided. If a man made a claim to property to which he was not entitled, it would be rather hard if a company were called upon to pay for trying what the amount of the compensation should be, but he had found very few such cases in his own practice.

This, of course, would only arise in contested cases; in all others it was better that it should remain the practice to assume that the claim as to title was correctly stated. If the claimant afterwards failed to prove his title he was not paid the amount agreed, and the costs incurred were small. Moreover, if the error in statement of title were not great, the difference in amount of compensation to be paid was easily adjusted, and, in this respect the Act worked well.

With regard to the examination of accounts; in complicated cases of compensation it was desirable that the company should have the power of examining books beforehand, a course which would tend to save time and expense.

It seemed to him that any extension of facilities to appeal against decisions of umpires or juries ought to be treated with the greatest caution. He thought it would tend to more mischief than advantage either to companies or claimants. If either party dissatisfied with a decision had facilities for reopening a case endless disputes would arise, and one great advantage of the Act as it now existed would be destroyed.

Mr. CHR. OAKLEY (Fellow) said he had had experience for many years in the working of the Lands Clauses Consolidation Act and of the Acts incorporated with it, and he thought there were many cases of great hardship under the 68th Section, where a person was injuriously affected, and could get no compensation for it. There was a good deal to be said in favour of the alteration of the law suggested by Mr. FREEMAN, viz., that compensation should be given

in every case where property was damaged, even though it was not touched. No doubt it would open the door very wide to claims, as had been said on the former occasion, and would increase the difficulty of carrying out railway projects and other public works; but under the present law a great deal of real injury was done for which there was no means of obtaining compensation.

The case of *The Trustees of Gower's Walk Free Schools v. The London, Tilbury, and Southend Railway Company* had been referred to by Mr. MEADOWS WHITE. He thought the decision in that case went a great way towards the alteration of the law suggested by Mr. FREEMAN. That case came before the High Court first, and then before a strongly-constituted Court of Appeal, and it appeared to be decided, principally on the wording of another section with which, he thought, railway surveyors were not so familiar as with the 68th Section of the Lands Clauses Consolidation Act, viz., the 16th Section of the Railway Clauses Act, 1845, which ended by saying that the company shall make full satisfaction for *all* damage done by carrying out that Act or the special Act.

If that was to be read as applying to all permanent works as well as to the construction of a line, it seemed to him to go much further than any case had gone before. He had had the opportunity of reading the shorthand-writer's notes of the judgment, and found that the MASTER OF THE ROLLS based his decision almost entirely on the words "full satisfaction for all damage sustained," and he observed that if this did not mean more than ordinary legal damage, the words "full" and "all" were tautology, and had no force at all; and he interpreted it to mean something more than the damage for which an action would lie in cases such as had been referred to in the discussion. If in a case where no part of the premises was taken and no action would lie

for the injury alleged, no compensation could be recovered under the 68th Section, but the words in the section referred to were "full satisfaction for all damage," and on that section judgment was given in the Gower's Walk Schools case for injury done to all new windows as well as old windows. That case was one of light and air, it was true, but the principle laid down—that, under the wording of the clause he had quoted, claimants were entitled to full satisfaction—would apply to other cases. It was not intended to carry this case further. If, therefore, it stood as law, it seemed to him practically to carry out what Mr. FREEMAN suggested.

Another case to which Mr. MEADOWS WHITE had referred was that of *The Queen v. Essex*, in which the question involved appeared to be rather different. The real point at issue was whether one part of an estate divided by a railway from the other part was entitled to compensation for works carried out on the other, a sewage farm having been made on the other side of the railway, on land bought from the same estate.

It was held in that case that compensation could not be claimed, but the House of Lords decided that the claimants were entitled to compensation for the damage done to one part of the estate by the sewage farm being made on the other. The point there was whether the division of the estate by the railway made a difference or not to the claim.

He thought it would be fair, if limited by proper conditions, that a claimant should have compensation in such cases as had been mentioned by Mr. FREEMAN. At present, it was held that if a railway obstructed a person's windows a right to compensation did not arise, and it had been decided that an owner was not entitled to compensation where injury was caused to his estate by railway works carried out in a particular field which did not belong to the estate, although part of his estate was taken by the railway.

As to reinvestment by trustees, it appeared to him that no case had been made out to show that trustees should have any different scale of compensation from that which would be awarded to other people. There might be cases in which executors holding property left by will were not bound to sell it immediately, but were not able to reinvest in similar property. If such property was taken compulsorily the estate might suffer temporarily, but it must be remembered that the executors would have to sell the property sooner or later. If they could reinvest in similar property they could do so at the expense of those who exercised the compulsory powers, and could so obtain the same income, and probably more. If a company, taking, say, poor East-end property, valued on the 6 per cent. or 7 per cent. table, were called upon to give the claimant an amount of compensation which would yield the same income in $2\frac{3}{4}$ per cent. consols, then a great many valuable public improvements could not be carried out at all.

On the question of costs, it appeared to him that the claimant was at an unfair disadvantage, and that a short clause should be inserted in any future Act to remedy this state of affairs. At present all costs went before a taxing-master who did not allow full fees either for counsel, solicitors, or surveyors. If the claimant was a poor man he would be hardly able to defend his property, while a powerful body like a railway company or a county council would be able to employ the best witnesses, and pay them on a scale much higher than that allowed to a claimant, so that, in many cases, a large amount was really deducted from the compensation when a man had only fairly defended his just rights. Of course the claimant must not be allowed to have an unlimited number of witnesses, and his expenditure should be regulated by the magnitude of the interests at stake, as the arbitrator or other referee might think fair, but at

present a claimant in a small case was very much handicapped by knowing that if he fought the case he would, probably, have to pay half the total amount of the costs.

As to going into the legal points of a case before the question of compensation was tried, it seemed to him that such a course would cause delay, and would prevent the promoters obtaining possession until they knew they were dealing with the right parties. If they had to go through a legal trial and appeal to a superior court, possibly on a point of mere detail, it would prevent their getting on with the construction of the works. If due inquiry were made beforehand, and a man appeared on the book of reference as the owner, it rarely happened, in his experience, that he proved not to be the owner, or at any rate not to have some interest in the property.

With regard to the question of altering the tribunal and appointing a standing arbitrator, it appeared to him that the course of procedure suggested by Mr. WOOLF would hardly be an improvement on the present system. If there were a court of the kind proposed it would involve increased delay and cost. It would be impossible to take the commissioners all over the country to view the property, and, however experienced the judges might be, it would be almost too much to expect them to decide satisfactorily respecting a property which they had not seen. In jury cases, the jury generally inspected the property, which he thought was a wise plan to adopt, and his opinion was that litigants, as a rule, would be better satisfied with the award of an arbitrator of their own approval, or of a jury, than with that of an official court.

With reference to the question of the trial of yearly tenants' cases before justices, he thought the justices, whether in London or the country, were an unsuitable tribunal for settling cases of any importance.

It had been suggested by Mr. FREEMAN that discovery of documents and accounts before trial should be allowed. He thought that was a fair and reasonable suggestion, and that it would lead in many cases to a quicker and more equitable settlement of questions of account if a company had the power to inspect books before they went before a jury or umpire to have the case tried.

He could not think that the suggestion to abolish juries and under-sheriffs would, as a rule, lead in the direction of improvement. Juries did, no doubt, in many cases adopt a "rule of thumb" method of arriving at a decision; but it was by no means obligatory on a claimant to go to a jury. He had the right of choice, and if he chose a jury, it might be taken for granted that he preferred that tribunal, and he could not, therefore, reasonably complain.

He thought, on the whole, that the Act had worked so well that, with the few suggested alterations to which he had referred, justice would be better done by arbitration or by trial before a jury, as at present, than by the establishment of an official court, to which all cases must, of necessity, be referred.

Mr. H. WOOD (Professional Associate) said he thought it behoved the Members of The Surveyors' Institution to be very careful not hastily to let it go forth to the public that, in their opinion, any material alteration was necessary in the principles of the Lands Clauses Act, which was generally held to have worked so well. Upon this Act an immense number of decisions had been based, extending over a period of 45 years, and these must have thrown great light upon the meanings of the Act, and determined with reasonable clearness what was the position of claimants at the present time.

He thought the case referred to by Mr. OAKLEY, where

a claimant alleged damage by the erection of warehouses, stood on a different footing from the illustration in Mr. FREEMAN'S Paper, where injury was suffered by the owner of a mansion from the construction of a railway through an adjoining estate. He did not think it would be wise to advocate any sweeping change with regard to the question of claims for injuriously affecting property, as suggested by Mr. FREEMAN.

At present, when promoters deposited a Bill in Parliament, it was known what owners would have to be compensated, and an estimate could be formed by those whose duty it was to advise upon the scheme as to the probable amount of compensation which would be involved; but if every outside owner were entitled to claim remote or sentimental damages, how would it be possible to estimate the expense that would be incurred in carrying out a scheme? Take, for instance, the effluvia from a sewage-farm. How was it possible to say where the injury ended or how many adjoining owners might be affected? If once the principle of compensating affected properties which were not taken were conceded, the door would be opened to multitudinous claims to an extent which would probably prevent the execution of many public improvements. So far from promoters being promoters being hampered, they should have every facility for carrying their works through.

An attempt, which should be very jealously watched by surveyors, had been made to do away with the 92nd Section of the Act, which did not permit a company to purchase part of a property; but he thought that companies should certainly not be allowed to extend their powers in that direction. On the other hand, and looking at the question with a view to be fair to companies, there did seem some hardship when, in the case of a building estate, a railway cut the estate in two, and a station was built on the land severed.

The owner of that land got from the company a large amount of compensation for severance ; whereas the station put there might, very likely, treble the value of the land.

With regard to injuriously affecting, would it not be possible to enlarge the rights of the public to petition, so that if anyone felt that he would suffer a great injury it would be worth his while to file a petition and seek to get a clause in the Act which should protect him ? He thought that in this direction some alteration of the law might be advantageous.

The question of trustees' investments had already been ably dealt with by Mr. OAKLEY, but the difficulties of trustees could be got over by a short Act of Parliament authorising them to reinvest in a similar class of property, so that if there were any difficulty as to limited powers under a will, it could be surmounted.

Then, as to the mode of assessing compensation, Mr. FREEMAN had said, at page 161, "As a rule, one's experience is that a jury is a very unsatisfactory tribunal." He felt sure that this sentiment would be echoed by many of the Members present. Surveyors were consulted in almost every compensation case, and they were generally asked to advise whether the case should be settled by arbitration or by a jury ; and they were, therefore, better qualified than most persons to suggest any improvement or alteration in the present method of trial.

In Mr. WOOLF's Paper it was said that there seemed no valid reason for conferring the right of selecting the tribunal on one of the litigants and excluding the other. But Mr. WOOLF had also said, "I do not think it would be right or "advisable, where the compensation claim is large, to take "away from persons who are required to give up their "property for the benefit of the public the right they "possess to have the amount of the compensation they are

“entitled to determined by a jury.” These two statements appeared to be somewhat conflicting. He (Mr. Wood) believed that, if the option were given to either party to choose whether the case should go to arbitration or to a jury, it would be found that arbitration would very generally be selected in compensation cases, and it must be remembered that some of the most important cases, such as those dealing with the Metropolitan bridges, had been tried, and satisfactorily so, by an arbitrator.

The question which had been raised as to whether a surveyor-arbitrator was competent to deal with points of law was, he thought, one which, although it naturally arose in the minds of learned counsel, was not of frequent occurrence in practice. He would venture to say that many surveyors of large practice had often settled whole lengths of railways with scarcely a question of law arising; and, even if such a difficulty should occur, it was easily got over by the appointment of a legal assessor, or by the arbitrator taking counsel's opinion, as was now done where the necessity arose. He thought the elaborate procedure which Mr. WOOLF had suggested would prove to be unworkable, for many reasons, as Mr. OAKLEY had said, it would be impracticable for the judge to be travelling from one end of the country to the other for the purpose.

One point would, probably, be gained by avoiding a reference to a jury, and that was, that the inducement to speculative and widely-differing valuations which had been so freely commented on by persons outside the profession, would be diminished, and he thought settlement by a competent arbitrator was a safeguard against extreme valuations.

As to the question of costs, there were many cases where the costs had pressed hard on promoters. He knew of a claim for nearly £3,000 where the hearing lasted three days, and the claimant got an award of £350. His costs were about

£220, of which £30 was taxed off, so that the promoters had to pay £190 for fighting a £350 case, besides their own costs, together probably much exceeding the full amount awarded.

Mr. BRADSHAW BROWN (Fellow) desired to make one remark as to the question of discovery of documents and administering interrogatories. Mr. WOOLF's opinion on such a point was, of course, most valuable, but he (Mr. BROWN) thought that such a rule would work most prejudicially to the claimant. The advantage would be all on one side, for the company, or the party taking the property, had no papers to be discovered, and the claimant would gain nothing by administering interrogatories. It seemed that in the case of a willing purchaser and a willing seller, neither being a public body, no one had a right to go behind the documents and administer interrogatories. The one said, "I require your property. What do you want for it?" The other named his price. And the matter should be settled without administering interrogatories, which it seemed to him would be most inquisitorial. Public companies should not be allowed any advantage over owners greater than they possessed already.

Mr. J. H. SHERWIN (Fellow) said he agreed so cordially with Mr. FREEMAN in his suggestion that the 68th Section was decidedly in want of amendment, that he would ask the attention of the Meeting while he gave the outlines of a case with which Mr. FREEMAN was possibly not familiar, as it was not before the courts.

The property to which the case referred was situated in the Upper Richmond Road, a very fine thoroughfare from Wandsworth to Putney, and some few years since there were detached residences there letting at £120 to £130 a year. They were of good value and all on a leasehold estate, the

lessees having obtained a covenant for quiet enjoyment, which led them to suppose that they had a permanent residence free from deterioration in value. The London and South Western and District Railways, after taking over the abandoned scheme of the London and Kingston Railway, proceeded to carry a bridge over the river Thames from Fulham to the Upper Richmond Road, and to bring a loop line from Clapham Junction to the same point. They gave notice to two unfortunate lessees that probably their property would be required, thereby depriving them of the only opportunity they might have had of attacking the Bill in Parliament and getting their legal rights. The lessees went to sleep, and the Bill passed. The original line of deviation was not adhered to, and the lessees had the two houses left on their hands. He would ask Mr. FREEMAN or any Member present to go and see those two houses which now form the base of a triangle of which the railway arches and bridge, extending right and left of the houses, were the sides. A station was erected, and in front of the windows of the houses was an ordinary enclosed station yard, with all its traffic and annoyance. He considered this a case of such great hardship that, although it was said "Hard cases make bad law," he felt that a few cases of this kind, if known, could not fail to be a strong argument in favour of some amendment of the 68th Section. The property in question was not only depreciated, but almost destroyed as regarded the selling value, being now unlettable at anything like a fair rental.

It was not, he thought, so much the decisions of the judges as the original intention of Parliament which should be considered in interpreting the words "any party shall be entitled to compensation for any land or any interest therein which shall have been taken or injuriously affected by the extension of the works."

In the case* of the "Eight Bells" at Fulham, a thriving trade had been, he believed, suddenly destroyed by the Metropolitan Board of Works removing the bridge considerably higher up the river Thames, and thus injuriously affecting the property by diverting the traffic which previously passed the house. Could it, in such a case, be said that compensation was not fair? He could mention several other cases on the south side of London—in Bermondsey and New Cross—of railway companies carrying their lines across roads, and thus not only affecting one or two shops in a broad thoroughfare, but destroying the trade of whole streets.

As to the suggestion of interrogatories, he knew very well what such a course would lead to. The promoters (he was speaking rather as an advocate for owners of property) would first of all come down on the owner and ask, "What did you give for this property?" and any man going before a jury would be almost put out of court by the fact that, many years before an existing improvement took place, he had bought his property for a less sum than he now valued it at.

He begged, therefore, to enter his protest against any such amended legislation as would give this power to promoters.

Mr. FREEMAN, in replying, said he found himself in a position of some difficulty. When he came down to the Institution it was with feelings of composure; but two alien elements had been introduced to mar his happiness, one being his friend Mr. SIDNEY WOOLF's Paper, with which he was very far from being in agreement, for it seemed to be inspired with a revolutionary desire to sweep away all existing machinery into the limbo of the forgotten, which quite startled him. What he (Mr. FREEMAN) had aimed at in his Paper was this—that in view of the vast uncertainty

* *Howard v. Metropolitan Board of Works*. See "Professional Notes," vol. iii., p. 358.

in decisions by juries and final determinations by courts, and the fact that there was not a case to which he could refer where arbitrators of experience had decided in an unreasonable manner, it would be well to enlarge the bounds of arbitration, and not to do away with it in pursuit of some new-fangled tribunal, which he could only picture as wandering up and down the country seeking compensation cases to try. Such a tribunal could not insure any finality or any homogeneity of decision, and would be lacking in all that local knowledge which was now brought to bear on questions of the sort. At the same time it would lack that practical experience which was required more or less (and more rather than less) if we were to preserve that uniformity of decisions which now prevailed amongst those gentlemen who sat as arbitrators.

He strongly felt, and vehemently protested against, the enormous injustice constantly being done by jury cases tried as they now are. From first to last jury compensation cases were conducted in a way which would not be tolerated in any action, however small, in the High Court of Justice; and why the same principle was not applied in the case of claimants against railway companies as in that of private litigants, he could not see, where such an enormous amount was at stake as there generally was in a compensation case. To go into court without the smallest notion of what the case on the other side was to be, to argue before gentlemen who generally desired to get away before the case for the promoters could be explained to them, to elucidate elaborate details and accounts by examinations of books and witnesses, which ought to have been done before in order to put a concrete case before the jury, and then to have a decision of the under-sheriff, and no mode of appeal provided against it unless it could be shown to be technically in excess of jurisdiction, was a most unsatisfactory state of things.

He was surprised that Mr. GEPP had taken so to heart his few remarks about under-sheriffs. He had really made the meekest observations he could. All he said was this: "At the present time it was a curious anomaly that, while "the highest legal intellects in the land may be relegated to "try a case in the law courts involving £10 or £12, cases of "compensation, where, perhaps, £20,000 are at stake, and "where, in nearly all cases, the amount is substantial, where "minute and difficult facts are involved, and questions of "law constantly arise, are decided under the guidance of an "under-sheriff whose primary duties are the due execution "of writs." What was there to complain of? He (Mr. FREEMAN) had ventured to suggest that Her Majesty's judges, who were assumed to have a more intimate knowledge of the law than under-sheriffs, and who now tried cases of £10 and £12, might, with advantage, be relegated to try the more important issues involved under the Lands Clauses Acts.

His friend Mr. MEADOWS WHITE, in his speech at the beginning of the debate, suggested that there should be greater facility of appeal. "He thought there was not "sufficient facility for appealing from the tribunal when the "case was tried by jury." A quotation had been given from the case of *Howard v. Metropolitan Board of Works*. To the effect that however wrongly the evidence had been put before the jury, and however wrongly they had been directed by the sheriff, and however wrongly they had decided, yet, if there was a scrap of evidence on which they might find for the claimant, the verdict could not be upset in an action. He could not but feel that, if there was to be an appeal at all, it was a monstrous thing that it was only to proceed on the highly technical and obscure ground of jurisdiction when the real ground was misdirection? Why should not one be able in a compensation case, the same as

in a legal action, to go to a tribunal and say, "Please decide "this for us whether the law laid down is right or wrong." What hardship that imposed on litigants, he could not see. Important points could now only achieve settlement in the House of Lords after enormous expenses and frequent failures of justice, quite unnecessary and only due to the present cumbrous machinery.

Speaking of investments, Mr. MEADOWS WHITE had said "If the investment were within the terms of the trust, then "the *cestui que* trust and his trustee had the same power of "reinvestment as any other person." The point that he (Mr. FREEMAN) was aiming at was this. It frequently came under his personal observation that a will said, "I leave my "property, consisting of such and such houses, &c., to my "sons. You, my executors, need not part with it; but, if "you do, you are to reinvest the money in Government "securities, Indian railways," and so on. It might be an excellent property paying 5 per cent., and they would have no desire to sell it were it not for promoters who wanted to take the premises. The unfortunate trustees could not, under the terms of the will, reinvest the proceeds of the sale, as anyone else would do, in a security paying 5 per cent., but could only get $2\frac{1}{2}$ or 3 per cent. Was it not hard that, while a railway company were obliged to compensate a man they injured, according to his position in life, the same rule should not apply where property was injured and a man in the position of a trustee be compensated according to the real facts of the case?

Then, as to the suggestion which was made respecting the position in which people who were injuriously affected should be placed, he thought that where a man had been injuriously affected, he ought to be able to claim on precisely the same basis and line of damage as if part of his own land were taken. For instance, he ought to be able to claim

for any damage his particular trade might have suffered by reason of the works injuriously affecting it, in the same way as if a portion of his land had been taken.

The case of *The Trustees of Gower's Walk Free Schools v. The London, Tilbury, and Southend Railway Company* had been referred to. It did not deal with the question under discussion, but established a different principle; but he maintained that where a man suffered injury, whether by works on his own land or on that of any other owner, he should be compensated on precisely the same basis in the one case as the other. It had been said that this would open the door wide to all sorts of claims, and that ominous word "betterment" was held in terror over one. Whether betterment was desirable was a question which had yet to be decided; but he did not care what the term used was so long as the principle was recognised that if a man was injuriously affected he should be compensated always on the same basis as if he had been bought.

But should he be compensated for diversion of traffic? Certainly not, he thought, for that was not injurious affection at all, but purely and simply the introduction of the principle of competition by bringing in a fresh street or the fresh side of a street in which fresh shops were opened.

The other points had, he thought, been already thrashed out by those who had spoken. He had ventured to lay before the meeting a few necessarily dry details of how a system might be worked out. He felt strongly that in all cases where details were the essence of the case, instead of pitchforking that mass of details before a jury and leaving them to shuffle in a hat for the result, it would be better to go to a skilled man and enable him, from those details, to judge the matter fairly. He would not take away the right of selecting trial by jury, because it would cause a bad feeling; but he would have the jury presided over by a

highly-trained and competent judge, who should have power to cause all the materials to be properly placed before them ; and when, in the opinion of the parties, it was a case fit to be presided over by an arbitrator, and not fit for a jury, it should not be competent to one side only to decide which course should be adopted, but both parties should be put on the same basis, and, if they disagreed, then the judge might, if he deemed it right, appoint an arbitrator, as the most competent person to judge, by his experience and knowledge, of facts. He would do away with going before justices as being an absolutely unsuitable tribunal, and, whatever might be the experience of one of the speakers, his (Mr. FREEMAN'S) experience was that costs, as at present arranged, worked a constant hardship to claimants. He would rearrange them and let them be apportioned on the basis of what a man might reasonably be expected to expend, and not be left to the minimising ingenuity of a taxing-master.

Mr. SIDNEY WOOLF, Q.C., in replying to the remarks on his Paper, said he had not suggested, as Mr. FREEMAN seemed to suppose, that the judges should go over the country in search of cases. They would, of course, go to places where it was known that there were cases to be tried ; and he saw no reason, when a case was fixed and a jury summoned, why the judge should not also attend.

He should be very sorry indeed if anyone thought that anything he had said or written could be construed as derogatory to, or lowering the position of, surveyors as a body. It was obvious that, in reforms such as he had advocated, certain vested interests must give way, and that other persons must necessarily feel the benefit of those alterations ; but he had not intended to propose anything which would lower the position of surveyors or under-sheriffs.

In his remarks, Mr. CHADWICK seemed to think that

he (Mr. WOOLF) considered that surveyors could not make good judges in compensation cases; but what he felt was, that the calling of a *practising* surveyor did not tend to make him a good judge. That was all he had said, and the analogy drawn by Mr. GARRARD of practising barristers who became judges was not well founded. A practising barrister was not a judge of the High Court or a County Court. When he became a judge of either he ceased to be a practising barrister; and if his (Mr. WOOLF's) scheme were carried out, certain surveyors would cease to be practising surveyors, and would become judges of the court, and he ventured to think they would then be more competent to deal with these cases.

With respect to Mr. WOOD's observations, he might point out that in arbitration cases the option was on the part of the claimant, who alone had the right to demand arbitration. That, he (Mr. WOOLF) proposed to alter; but Mr. WOOD had surely forgotten that, in jury cases, either party had already the right to demand that mode of inquiry or assessment, and he did not think it would be proper to take away from the claimant that right which he possessed in such cases, and he therefore proposed to retain it. His suggestion with regard to arbitration was, if it were to continue, that the option should be with both parties just as it was in the case of juries.

One speaker seemed to think that he (Mr. WOOLF) objected to compensation being given in *Howard's* case. He certainly thought it a matter in which compensation ought to have been given. It was, however, undoubtedly clear, from the decision of the House of Lords, that evidence had been improperly admitted in that case, and his objection was to the remedy under the existing law for the wrong that had certainly been done. He thought, in fact, there was a remedy, and he ought, perhaps, to have said the right

remedy had not been pursued. If the finding of the jury, admittedly founded on wrong evidence, had been brought up to be quashed by *certiorari*, the Board of Works would never have been called on to pay a penny. He did not suppose Mr. FREEMAN, who was counsel in the case, would agree with him, but that was his view.

As to interrogatories and discovery of documents, surely cases of claims for compensation were not questions of hide-and-seek. If an owner made a claim for compensation against promoters, the promoters were entitled to every possible information concerning the claim, and had a right to all the privileges that litigants in other cases had. Why, in compensation cases alone, where large interests were at stake, should a man be able to conceal the real state of his case from his opponents and take them blindfold before a tribunal? He agreed that the fact of granting interrogatories and discovery would be to nip in the bud, so to speak, a large number of fraudulent claims; but so much the better, and he was sure he had the Meeting with him when he said that nothing could be more desirable than that the number of such cases should be reduced to a minimum.

The vote of thanks having been put and carried unanimously, the Meeting adjourned.

BETTERMENTS.

By T. W. WHEELER, Q.C. (ASSOCIATE).

*Read at the Ordinary General Meeting of THE SURVEYORS' INSTITUTION,
Monday, March 10th, 1890.*

MR. ELIAS PITTS SQUAREY (PRESIDENT) IN THE CHAIR.

THE word which describes the subject of my Paper to-night has been described by one public writer as "barbarous," by another as "horrible," and as objectionable because it would seem to be of American origin, whilst my learned friend Mr. SIDNEY WOOLF himself regrets that "no happier expression" can be found for the principle which now attracts so much public and professional interest. Let me (if I can) rescue the word "betterment" from the undeserved obloquy which would seem thus to attach to it. The word is older than "The Pilgrim's Progress." It is found in the writings of SYLVESTER about 1598, and both in that writer and in BUNYAN is used in the sense of "advantage" or "difference for the better." It disappears, so far as I can tell you, from English literature, and seems to have crossed the Atlantic with some of our Pilgrim fathers, and to have found a home in Pennsylvania. One does not find it in Todd's JOHNSON'S Dictionary edition of 1818, nor in WEBSTER'S of 1832, nor in RICHARDSON, but it is used in some of the reports of the States Courts of America and finds its way into the edition of WEBSTER'S Dictionary of 1882 and into the present Dictionary of MURRAY. As defined in the Legal Lexicon of BURRILL of 1850, and in the Law Dictionary of BOUVIER, 1856, both American works, the word "betterment" has the meaning "of an improvement

“ of an estate which renders it better than mere repairing
 “ (generally found in the plural),” or “ as a beneficial improve-
 “ ment made upon lands, by the occupant or possessor, in
 “ building, fencing, or draining,” and in this sense it is a
 literal translation of the word “*meliorationes*” of the Roman
 civil law. As a word, it does not seem to me to have re-
 turned to this country until recently. You will find it in
 Appendix “B,” under the title of “Definition of Improve-
 ments,” appended to the report of the Committee of the
 Central and Associated Chamber of Agriculture, November
 1884, as to a basis of valuation for compensation under the
 Agricultural Holdings Act, 1883; and from that period, so
 far as I know, remained in obscurity until brought into the
 full light of day in the course of evidence given before Her
 Majesty’s Commissioners for inquiring into the Housing of
 the Working Classes, 1884-5. The report of that august
 body, including as it did some of the most distinguished
 men in the country, will be found in the 17th volume of the
 Parliamentary Papers (30), 1884-5. So much for the word
 which is upon the lips of so many of us.

Let us now inquire what the thing is which that word
 suggests or describes, or as I think, obscures. It is said
 that the principle which it describes is not new, and if it
 has, in fact, the sanction of authority or of precedent in this
 country so much the better for it, because there can be no
 doubt but that the genius of our countrymen in some respects
 rejects innovation, and accepts more readily that which has
 the sanction of time and precedent.

No doubt under the 23rd of HENRY VIII., chapter 5, a
 restricted court (that of the Commissioners of Sewers) was
 established. Their jurisdiction was to overlook the repairs
 of sea-banks or sea-walls, and the cleansing of rivers, public
 streams, ditches, or other conduits. They were also to
 assess rates upon the owners of land in their respective

districts, as they might deem it necessary, and they had power to enforce payment of such rates. The object of these Statutes, of course, is tolerably plain; they were to enforce the payment of a common fund for a common benefit, under special and peculiar circumstances, the resulting benefit to the persons so assessed being clear beyond all question. The liability of the owners or occupiers, of a level as between themselves, is well defined and explained in the case of *The Queen and Abbot v. The Commissioners of Sewers in the County of Essex* (L. R. 14 Q. B. D., p. 561).

Great stress is laid upon the provisions of an Act cited as the 19th of CHARLES II., chapter 2, "an Act for the rebuilding of London," but which I prefer to cite as the 18th and 19th of CHARLES II., chapter 8 (see Statutes of the Realm issued by the Record Office, volume 5).^{*} Neither in RUFFHEAD's edition of the Statutes nor in RUNNINGTON's is there any marginal note to the 24th section, but in the edition that I have quoted there is, and that marginal note is to the following effect:—"Houses improved by opening streets to pay to losers of ground." Now, roughly speaking, in the earlier Statutes and in this we have the principle of a statutory contribution enforced as between adjacent owners or occupiers reaping and obtaining actual benefit; but it is difficult to see how the principle here sanctions that which is embodied in the London Streets (Strand) Improvement Bill. I am not aware of any Statutes in order of time touching the present question between the ones I have just cited and the group of Statutes which I may, for purposes of brevity, describe as the Torrens and Cross Acts relating to Artisans and Labourers' Dwellings, commencing with the 31st and 32nd of the QUEEN, chapter 130 (1868), down to the 45th and 46th of the QUEEN,

^{*} Reprinted in "Professional Notes," vol. iv., p. 80.

chapter 58, the Artisans' Dwellings Act, 1882. If the principle of "betterment," as at present evolved by the London County Council, is to be found embosomed within this group of Statutes, it cannot be said that the principle has found favour with the public or with the local authorities representing the public, whatever the reason may be, for so far as I can ascertain, very little, comparatively, has been done under the provisions of these Statutes, and the fact that these apparently beneficent provisions have almost fallen like a dead letter, may perhaps account for what I cannot help thinking is a significant fact—that the report of Her Majesty's Commission of 1884-5 is absolutely silent as to any recommendation of the "betterment" principle.

Mr. H. L. CRIPPS, who is, as I understand, responsible for the draft of this Bill, tells us in his letter to the *Times* of December 30th, 1889, that the Railway Act (Ireland) Bill, 1851, furnishes "in some sort" (to what extent this qualifying phrase applies, I know not) the original model of the clauses under the present Act. I fail to follow Mr. H. L. CRIPPS as to this, and I may further point out, that in my opinion neither the Act for Promoting the Extension of Tramways in Ireland, 46 and 47 Vict., c. 43 (1883), nor the Act to facilitate the Construction of Light Railways in Ireland, 52 and 53 Vict., c. 66 (1889), have the least bearing on the question.

So far from these measures sanctioning the present scheme, they directly controvert it, as they proceed upon the basis of compact and agreement.

It is not pretended that our common law sanctions the principle. I fail to see what Statutes do so.

Now, then, to our colonies. My friend Mr. TORR has in his letter to the *Times* of January 23rd told us that the "principle of betterment is almost as well known and as "constantly applied in the Colony of Victoria as in the United

“ States,” and refers us to the case of *Harding v. The Board of Land and Works, Victoria* (L. R. 11 Appeal Cases, p. 208).

In the Victorian case, upon the trial of the issue before the jury, the following were the facts :—

(1). That the amount of compensation payable to the appellant (the claimant) for the price of the land taken and the damage described in the issue, did not amount to £3,676 6s. 6d., the sum claimed.

(2). That the commercial or market value of the land taken was £61 1s. 9d., the sum claimed.

(3). That the amount that ought to be allowed for the alleged or real compulsory taking of the land was £15 4s.

(4). That the amount payable for the plaintiff's fence was £113.

(5). That the amount of damage sustained by the plaintiff by reason of severance was £60.

(6). The amount of the enhancement in value of 1,182 acres of adjoining ground of the plaintiff by reason of the making of the railway was £596.

Upon those findings of the jury a verdict was directed to be entered for the defendants, the enhanced value by reason of the coming of the railway exceeding the damage actually sustained ; but the Privy Council directed that a verdict should be entered for the plaintiff, the claimant, for £185 5s. 9d., the amounts assessed under heads 2 and 3 and 4, whilst the enhancement in value to the owners' adjacent lands was to be set off against the amount allowed for damage from severance, but was not to be allowed against the compensation for the land actually taken.

It is well worthy of observation that if this case shows that “ betterment ” is the law of the colony (which it does not), then, that even our colonists have safeguarded the principle by allowing an appeal from the compensation jury to the Supreme Court of the colony, and then to the Privy

Council here, this, too, when land is a drug in the market, when it is at prairie value at most, or much less. What think you of an arbitrator, when land is doled out, as it is here, by inches and feet! And no appeal!! Surely the opponents of the scheme have great cause of gratitude to my friend Mr. TORR for calling attention to the case!

This system may be fair and reasonable, and if it be, then it appears to me to be working out the principle (but only to a small extent) that my learned friend Mr. G. M. FREEMAN seems to have approved in his Paper read before the Institution on the 10th February, that where an owner has been paid for every scrap of damage done by the company, and at the same time has received the benefit to be derived from the railway coming through his property, and so enhancing its value, and this benefit without any payment by him at all, then it would seem fair that the transaction should *be regarded as a whole*, and that the landowner should allow to the company the measure of that benefit which he derives from the fact of their coming through his estate, whilst charging them with injury actually inflicted upon any other part of his property.

But, for the reasons indicated, the colonial "betterment" falls far short of Mr. G. M. FREEMAN's scheme or suggestion. The increased value is retained by the colonial landowner to a very great extent. Were the systems identical, they operate under wholly different circumstances. So much for the colony!

Mr. H. L. CRIPPS points out in the letter I have quoted that it has been generally assumed that the Bill in question has an American origin, and suggests that this view is erroneous; but even so, it cannot be doubted that the general idea upon which the correspondence in the newspapers and the discussion generally has proceeded is upon the assumption that in adopting the "better-

ment" principle we are following the example of our American cousins. It becomes my duty now to deal with what I may term the "American betterment," and to point out as clearly as I can that, though things may be called by the same name, they may be, and in this case are, absolutely and essentially distinct and different. The "betterment" system may work well in America, and yet fail to work here, because the system of American tenure and our own is different. Substantially, the tenure of London, and of other great cities too, is leasehold. Mr. MEYER in his evidence before the Royal Commission (Answer 14,131) tells us that "nearly all the property in New York is freehold." This is not only a difference, but it is *the* difference, and differentiates the case of London and New York as widely as can be. Again, the "betterment" system of New York was a system that, so far as I can understand its history, was based upon the necessities of the public health. The "betterment" laws of New York are in their nature sanitary laws. In this respect it resembles our own Artisans' Dwellings Acts. I gather, however, from Mr. MEYER's evidence (Answer 14,163) that the principle of betterment was applied in the case of the Central Park of New York; when the boulevards were opened, property about the Central Park was heavily assessed, and it paid a much larger proportion towards the cost of these improvements than the property in the vicinity of the other districts of New York. A portion of the cost was contributed by the whole city, and another portion was paid by the persons who were supposed to be *immediately* benefited. The opening of a public park may well be regarded as a sanitary measure passed in the interest of the public health. I believe that, quite recently, three new public parks have been acquired for the benefit of our fellow-citizens. Clissold

Park in the north, Brockwell Park in the neighbourhood of Herne Hill, and we have, further, the splendid gift of Sir SYDNEY WATERLOW at Hampstead.

I hope it will not be for a moment supposed that I am suggesting to the London County Council the propriety of some augmentation of rate upon the properties adjacent to these new breathing-spaces.

Before I part with Mr. MEYER's evidence, I think I ought to call attention to the fact that, when that gentleman is explaining the "betterment" system, not only as originally designed, but as used and adopted in the State of New York, he is clearly under the impression that, whilst an *appreciation* of property is to be paid for, so also a *depreciation* of property caused by making a public improvement has to be compensated for. Here, again, if this be so, we shall have to consider whether our existing law upon this subject, in other words, our law of "injuriously affecting," is broad enough to cover those cases, which are covered, according to Mr. MEYER's view, under the common law of America.

MR. J. R. ADAMS (of WEST, KING, & ADAMS) has most kindly allowed me to see and to use to-night two letters which that gentleman has received from America—one from an eminent lawyer of Boston, U.S., and the other from an eminent lawyer of New York, U.S. I gather from one that Central Park was paid for by city bonds, the interest of which was included in the annual tax levy; it seems, therefore, that Mr. MEYER is to some extent in error. Now, how does this "betterment" work in America? practically I mean. Let me read an extract as to this. It is as follows:—

"My own opinion is, says one, that such laws, while "defensible in special cases, are very dangerous, and should "be more restricted with us than they are. I will close with "a brief example of the thing that happens: A client of "mine had a small estate, not five miles from New York city,

“ of about ten acres. The voters of the village (the majority
 “ being Irish or German labourers), for the sake of gaining
 “ employment one dull winter, voted that the village should
 “ build a road through this estate. This was done, and the
 “ estate was so injured that no tenant will take it since.
 “ Damages were given my friend of some 2,000 dollars for
 “ the land demanded, but a ‘betterment’ tax was imposed
 “ of nearly double that sum for the ‘benefit’ done the
 “ estate ; so that the landowner had to pay 1,500 dollars
 “ for the privilege of having his country seat ruined.

“ Another instance : The city of Boston a year or two
 “ ago established a public park of many hundred acres some
 “ four miles from the centre of the town, and imposed these
 “ betterment taxes upon all the surrounding landowners.
 “ Without a single exception, so far as I know, every land-
 “ holder brought a suit to contest its validity and refused to
 “ pay for the same.

“ There is an old equity doctrine about ‘improving a
 “ man out of his estate,’ and there are a great many modern
 “ American doctrines which it would not be well for England
 “ to imitate.”

I am glad to find from one of these letters that there is
 an appeal from assessments made under this “betterment”
 system. The nature of the duties of the Appeal Court, and
 the questions which arise, may best be described in the
 language of the letter :—

“ The commission on which I acted as chairman was
 “ appointed to *revise* assessments which had been made by
 “ our local board of assessors, and which were deemed
 “ unjust and onerous, in some cases by reason of fraudulent
 “ contracts and excessive cost, and in others by reason of im-
 “ proper distribution which we interfered with only in
 “ extraordinary cases. In many cases we revised the action
 “ of the assessors and reduced the assessment.”

Now, so clearly is the idea of public sanitation or health at the bottom of this principle of "betterment" that I find it defined, at page 47 of the report of the Royal Commission on the Housing of the Working Classes, as "The principle that rates should be levied in a higher measure upon the property which derives a distinct and direct advantage from an improvement, instead of being upon the community generally who have only the advantage of the general amelioration in the health of the district." In this country the principle has been to a small extent adopted in the Artisan Acts of 1879 and 1882, the commissioners go on to report. The former provides that an arbitrator is to take into account, in estimating the amount of compensation to be given to an owner, any additional value given to the adjoining property of the *same* owner by reason of the destruction of his house which is in bad condition. This to some extent incorporates the principle, but only as regards the same owner. Then, in a clause of the Act of 1882, a provision was introduced that where an obstructive building is taken for the purpose of improving the adjacent property, the improvements given to that property should be charged upon it in the shape of a rate in aid. The advocates of "betterment" think that in every case an adjoining property, if it can be shown to be improved, should pay more than the general rate of the town towards the improvement scheme. It would not, of course, be conceded that every improvement had increased the value of neighbouring property. The "betterment" legislation of New York, operating under wholly different circumstances, and under entirely different conditions of law and fact, is now to be prayed in aid to enable our City fathers, the London County Council, to carry out street improvements of precisely of the same kind and character (so far as I can see) as those which were effected by the

Metropolitan Board of Works, under their Streets Improvement Acts, between the years 1877 and 1888, such as the Northumberland Avenue Improvement, the Oxford Street to Shoreditch (which is not only an improvement, but very much in the nature of a surprise, so few people seem to know of it), the Gray's Inn Road, the Piccadilly to Oxford Street, and the Coventry Street improvements, with a considerable number of minor works, the outlay upon which was sanctioned by Parliament in 1877. When I say that this principle is now resorted to to enable a long-called-for Metropolitan improvement, as some people thought, to be carried out, I must not forget, and I do not forget, that Mr. CHARLES HARRISON has been good enough to tell us that the object of this Bill, distinctly novel in the mode of its intended application, is in truth and in fact "to intercept and "prevent the increased rental value falling into the hands "of private individuals." "It is a pity," as Mr. ANDREWS remarks in his letter to the *Times* of January 8th, "that "the curtain has been lifted so clumsily;" but there it is.

Now, let me fully and frankly admit for myself that I fully approve of "betterment" in the abstract, and all abstract principles have only to be made abstract enough to command the assent of all men. It is when they assume a concrete shape that the real difficulties arise. To adopt the language of paradox, the principle of the present measure lies in its detail, and its detail is its principle. I must admit that, in the case of every improvement, a certain number of adjoining owners may possibly obtain an increased rent, and, if they do, should in consequence pay an increased rate, but it certainly has not been hitherto the law of England that the capitalised value of the increased rental should be confiscated on the one hand, or that it should belong in perpetuity to the local authority upon the other; and what Mr. AUBERON HERBERT describes as "value-

grabbing" in his letter of December 25th, of last year, has naturally aroused in the minds of many owners of property the strongest opposition to the present scheme. We know that "terror has its inspiration as well as competition."

But now, before dealing with the actual provisions of the present Bill, I think it hardly fair to the County Council that they should be held up to public ridicule, or that we should be told that they have been brought into existence merely for the purpose of "showing how foolish a public body "could be." The Bill has been characterised as a "wild" scheme, and it is to be regretted that the discussion of the present question should take place so closely upon the introduction of the "London Theatres and Music Halls Bill" (now withdrawn), which the public press of the country were, rightly or wrongly, holding up to public scorn and ridicule. In my judgment, it would be an evil day for us all if the principle of local government received any check by reason of the character of the measures which the London County Council, in the first fervour of youth, may deem it right to bring before the public. We all know, as a great writer has told us, that "CERVANTES laughed away the chivalry of "Spain," and one can only hope that the London County Council may not laugh away the principles of local government in England.

Now to the Bill itself—the London Streets (Strand Improvement) Bill; it is one that has a special and peculiar interest to this Institution. No doubt the criticism of Mr. J. R. ADAMS that the principle of this "betterment" taxation, if it should be adopted, should be settled in Parliament, not upon the application by the promoters or undertakers of a private Bill, but as a general principle applicable to all public improvements, whenever and wherever made, is sound. The Bill is a short one, and has been dealt with and reported upon by the Parliamentary Committee of

the Strand Board of Works. It has also been reported upon by the Council of our own Institution, and I first proceed to discuss the objections raised by both those important bodies. The Report of the Parliamentary Committee of the Strand Board of Works is signed by its chairman, Mr. W. G. LEMON, of the Equity Bar. That Report points out *inter alia* that, whilst the London County Council become the sole owners of the new frontages upon the north side of the Strand, the south side of the Strand will, for business purposes, be deteriorated in value, and that the alterations in the existing law contemplated by the Bill will not only apply in their case, but that, if once adopted, they will be applied in the case of all other improvements hereafter undertaken by the County Council, and they naturally protest against an experiment of complete novelty being made upon the Strand district only. After other observations entitled to every consideration, they then deal with the 28th clause of the Bill, known as the "Betterment Clause," and they quote the language of the section, that there "should be a rent-charge to be called "the Strand Improvement Rent-Charge, which shall be "fixed, ascertained, charged, and payable in manner herein- "after described, but the total of the Strand Improvement "Rent-Charge shall not be of any amount which, when "capitalised on such basis as the standing arbitrator may "deem reasonable, would, in his opinion, exceed one-half of "the cost of the improvement." The Report proceeds to point out that whether gross or net cost is meant is not stated, and it seems, and I think rightly, that there is nothing to prevent the open market value of this rent-charge, after its imposition, largely exceeding one-half of the cost of the improvement. They object to the arbitrary way in which the area supposed to be specially benefited by the improvement is defined, and they suggest that it

is difficult to see why the special tax, or Strand Improvement Rent-Charge as it is called, should be one levied in perpetuity. It seems to the Board that it will be only fair that such rent-charge should cease when the improvement is paid for, and they gather that it is intended to be a permanent charge from the example given by the Chairman of a Parliamentary Committee to the London County Council, that "if a house let at £100 a year suddenly jumps up to a yearly rental of £200 a year, and the arbitrator finds that the house has improved to the extent of £100 by the improvement, the increase of £100 will be reserved to the municipality." The Report then gives the rateable value of the property liable to the rent-charge. It is as follows:—

St. Clement Danes -	-	-	-	£101,188
St. Mary-le-Strand -	-	-	-	24,619
St. Paul, Covent Garden -	-	-	-	1,107
Total -	-	-	-	£126,914

St. Martin's-in-the-Fields (not under the jurisdiction of the Board) £2,326, amount of rateable value of betterment area liable to be assessed by the proposed rent-charge. Total £129,240.

I have quoted this Report somewhat in detail as to this, as I do not suppose that Report has been in the hands of all who hear me this evening; but I desire that these figures should be borne in mind in view of some of the objections, which hereafter I shall deal with, which have struck my own mind quite apart from anything contained in this Report or that of our Council.

Now, to turn to the Report dated February 10th, 1890, of our own Council, which many of you have seen, I think. As it is very short, I may read it *in extenso*. It is as follows:—

"The objects of Clause 28 of the Bill are defined, with frankness and precision, by Mr. CHARLES HARRISON, in a

“ letter to the *Times*, dated Wednesday, January 8th, 1890,

“ Mr. HARRISON says :—

“ “ Their ” (*i.e.*, the provisions) “ ‘ object is to intercept and
 “ ‘ prevent the increased rental value which arises from, and
 “ ‘ so far as it is due to outlay by, the public, falling into
 “ ‘ the hands of private individuals, who have contributed
 “ ‘ nothing to the cost of the improvements.’ ”

“ The objects of this legislation are, therefore, clear
 “ enough, and, providing it were easy to discriminate
 “ between the share of the community at large and the
 “ share of the owner in the benefit of the improvement,
 “ some arguments might be advanced in favour of the
 “ clause.

“ But let us see to what extent the framers of the Bill
 “ have realised the exact conditions of the problem. ■

“ (1) There cannot be a question as to the importance and
 “ urgency of the proposed widening as a measure of public
 “ improvement. This being so, a certain area, arbitrarily
 “ defined, should not be charged with, possibly, one-half of
 “ the cost.

“ (2) If the appreciation of contiguous property by a
 “ public improvement be matter for special taxation, the
 “ depreciation of neighbouring property by the same improve-
 “ ment should be matter for compensation. If the public has
 “ rights it has also liabilities. The supposed *appreciation* (or
 “ ‘ Betterment’), the value of which it is desired to intercept,
 “ will proceed from an anticipated increase of trade, and con-
 “ sequently of rentals. But this, in the great majority of
 “ cases, would only be obtained to the *detriment* of some other
 “ localities, from which such increased trade and such increase
 “ of rents would be diverted. Therefore, in such cases the
 “ whole, and in any case the greater part, of any charge or
 “ rate which the County Council might succeed in apportion-
 “ ing upon the various parties interested in the properties

“ appreciated should, as a matter of justice, be afterwards
 “ distributed by that body among those interested in the
 “ depreciated properties: this distribution may be regarded as
 “ impossible in practice.

“ (3) The element of depreciation is obviously present in
 “ the Strand Scheme. For several hundred yards the southern
 “ side of the Strand enjoys at present a virtual monopoly of
 “ the traffic,—which means the trade. The widening of the
 “ street and the creation of a rival frontage on the north side
 “ means, at the least, an equal division of traffic between the
 “ two sides of the thoroughfare. It means, indeed, more than
 “ this, for upon the new sites will no doubt be erected more
 “ attractive premises, comparing favourably with many of the
 “ old and cramped houses on the south side. There is no
 “ proposal to compensate the south side for a depreciation so
 “ manifest and so certain to ensue, but on the contrary to
 “ make either owners, lessees, or occupiers pay for so-called
 “ ‘betterment.’

“ (4) The terms for redemption of the rent-charge, under
 “ Sub-clause 15, are manifestly inequitable, representing at
 “ the present time 35 years’ purchase, and 40 when the
 “ County Council 2½ per cent. Stock is at par. The improve-
 “ ment rent-charge only represents an increase of rack-rent
 “ which is not worth, on the average, more than 20 years’
 “ purchase, whereas it could only be redeemed under the Bill
 “ at 35 or 40 years’ purchase.

“ (5) It would appear, from an apparently official intima-
 “ tion to the *Times* of the 13th January, that the present
 “ scheme is but an instalment of a larger one affecting the
 “ same district. There is, therefore, a probability that the
 “ property made contributory to the cost of the present scheme
 “ may fall within the area of further liability in respect of the
 “ remainder of the scheme.

“ For these reasons (among others which might be



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Feet 100 200 300 400 500
Scale
200 300 400 500 Feet

To illustrate the Paper by Mr T. W. Wheeler, (V. C. on "Betterments")



“ enumerated) the Council of the Institution is of opinion that the proposals of Clause 28 are inequitable, and would be troublesome, costly, and irritating if attempted to be put into practice.”

The second paragraph of this Report expresses, if I may say so without impertinence, in the clearest and most admirable English that, whilst the element of *appreciation* of property is present to the mind of the promoters of this Bill, the correlative idea of the *depreciation* of property seems wholly to have escaped it.

So far as I can gather from the public press, the public voice is, in the abstract, in favour of some such principle being adopted, but I certainly also gather that public opinion is strongly and clearly in favour that the depreciation of property caused by public improvement should be considered. I think myself that this important matter has dropped out of view to some extent from the fact that it is the fashion to echo the “cuckoo cry” that lands acquired for public purposes are very highly, if not extravagantly, paid for, and that, in the cases of “injuriously affecting,” an equally extravagant rate of compensation is given. A great deal of nonsense is talked as to this, and I think Mr. G. M. FREEMAN has shown conclusively that under the existing conditions of our law of compensation as to “injuriously affecting” very many cases of trade injuries occur which are not the subject-matter for compensation at all.

Now, let me say a word as to the area* of “betterment” proposed by the present Bill. It is right to point out that it is an area for inquiry, and inquiry only, but it is a maximum area. No doubt the area follows the line of least resistance. Why should Mr. HENRY IRVING be outside and Miss NELLIE FARREN be ungallantly included within the area of “better-

* See Plan.

ment"? Why is Mr. W. H. SMITH, though his property is close by, to be left out, and the Bank of England on the same side, at the bottom of Old Bell Yard—why should there be such "a sudden pull up," just before the offices of the great London newspapers in Fleet Street? Why, I wonder! I should like to know, and I wish I could ascertain upon whose responsible advice the County Council have adopted the area comprised in the schedule. Several distinguished surveyors have the credit of it. I do not intend to be baulked in ascertaining who he is or who they are who father this scheme, and I have made up my mind, or nearly made up my mind, that in any future compensation cases in which I may have the good fortune to be retained, when I have to cross-examine some of my brethren of the Institution, I shall preface my cross-examination with this preliminary question, "May I ask you, Sir, whether you are, or whether you are not, responsible for the 'betterment' area of the London County Council?" Should his answer be "Yes" I shall leave him to the criticisms and to the judgment of the umpire or the jury with a very light heart.

I have read with great interest the criticisms upon this area proceeding from gentlemen whom I have the good fortune to know, and in those criticisms I concur; but, as I do not like forming opinions second-hand, I have taken some trouble to ascertain the character of some of the localities in question on the north side of the Strand. My learned friend Mr. VALPY, whose pamphlet, published by STANFORD, should be in the hand of every Vestryman or County Councillor in London, has been kind enough to place before me the character of many of these streets, courts, and alleys that are within this to-be-bettered district. Bettered in what sense? Denham Street and Windsor Court, comprised within the parts coloured green, are, I assume, to come down, as

that area coloured green would be available for a building area. The houses there are inhabited by very poor folks and the rentals of the single rooms are, I am grieved to say, from 4s. to 6s. a week. Sheffield Street, far away to the north of the Strand, to the south-west of Portsmouth Street, is occupied by people earning from 20s. to 25s. a week. White Hart Street and Blackmore Street have many decent, respectable persons in them. Feathers Court is a very poor locality, and I find that the rents are no less than from 4s. to 5s. per room. Just beyond this so-called area of "betterment," White House Yard or Granby Place, are noisy, dark, and dirty houses, many without doors or locks, the sanitation is bad, and yet the rents are, on an average, 5s. a room. These, it is true, are just beyond the area, why they should not be in it I cannot imagine. There are many casual labourers and persons employed about the markets here, and so long as Covent Garden is where it is there must be always a large amount of labour of this kind. In what sense property of this kind is to be "bettered," or in what sense the word is used, I should like to know. The effect of demolition is to cause more crowding where there is a demand for labour, as there is near Covent Garden and the central districts of London. Buildings such as the Peabody Buildings, although the rents are *pro ratâ* lower, do not relieve the strain, and in buildings of that kind preference is often given to those who have no family of children. The County Council come into possession of valuable building sites as well as of a perpetual rent-charge, and speaking for myself, I am not in favour of public bodies such as the County Council becoming landlords on any large or important scale. The business experience of many of us will abundantly endorse my view as to this.

Passing to the south side of the Strand, we have a consensus of opinion that, so far as that side of the Strand is

concerned, there will be distinct depreciation of property. If so, I do not think I am overstating the fact in saying that something like one-half of the "betterment" area disappears. The tide of traffic sets both east and west on the southern side of the Strand. It is the universal opinion that the effect of this so-called improvement will be to divert the traffic to the northern side, the pavement of which looks southward, and is therefore the brighter and more sunny; and if there be depreciation, as in my opinion there will be, then we are brought face to face with a class of case which certainly would not be met by the existing law of "injurious affecting," but which, in justice and equity, public opinion would seem to think should be met. Thus, not only is the area of special contribution reduced, but, *pari passu*, the area of compensation to be paid is immensely increased. Here for a moment I may deal with the cost of the projected improvement. As I understand, the total outlay is to be something like £800,000, and we have already seen what the rateable value of the property within the "bettered" area is, as appears in the report of the Strand Board; this would represent on the total area [on the basis of a moiety of the outlay] a rate of something like 2s. in the pound. As you reduce the area specially contributing, so does the rate increase, the only result of which would be either an increase of rate as the area is diminished, or a reduction of the amount to be contributed, the residue of the outlay falling, of course, upon the shoulders of the ratepayers in the Metropolis generally. I fail to see, myself, that the proposed scheme would better, either in value or in salubrity, or in any other sense, the part of the Strand in question. On the contrary, I believe that any beneficial effect which the contemplated improvement would have would not be felt in the Strand at all, but would simply cause the tide of traffic to flow more easily and more speedily to the City in the one

direction or to Charing Cross in the other. In any event I hold that this, of all improvements lately effected in London, is essentially a Metropolitan improvement.

I now proceed to deal very shortly with two remaining points. The one is the tribunal that would have to deal with questions of this kind, and the second is those changes in our law which would, in my humble opinion, have necessarily to be effected before any such principle as that in question could be equitably or fairly applied.

Now, so far as tribunal is concerned, I, to some extent, agree with my friend SIR WILLIAM MARRIOTT, Q.C., that the objections to this scheme, or to any other scheme of a similar kind, would nearly disappear if a special tribunal were constituted for the purpose. I will not attempt to reconcile the domestic differences that have arisen between my learned friend Mr. G. M. FREEMAN and my learned friend Mr. SIDNEY WOOLF, Q.C., as to whether the trained layman or the British juryman is or is not the better tribunal. I certainly would eliminate the magistrate, and this ruthlessly and at once, under any circumstances, and in any class of case, but I cannot quite agree with my friend Sir WILLIAM MARRIOTT in saying that "the County Council have partially hit the right nail on the head, in suggesting a standing arbitrator, whose decision should be final and absolute." In fact, I disagree with this absolutely.

In the cases of "betterment," until the principles are thoroughly fixed and ascertained, I should certainly, beyond any preliminary inquiry, have a court of appeal. Where the question is of a "betterment" area, I think the Board of Trade might well appoint a special commissioner from the ranks of the bar, or for that matter, from the bench, who should be assisted by assessors undoubtedly selected from the ranks of the profession of surveyors, one representing the promoters or undertakers of the scheme, and the other the local

authority of the area to be "bettered." Of course, all persons affected would have a *locus standi* before them, but I should, in addition to this right of audience, give the local authority, whether vestry, union, or whatever it might be, the right to be heard as a representative body irrespective of private individuals, following to some extent the practice in Parliamentary Committees. The finding of such tribunal may, of course, be called anything you please—a "provisional award" as a phrase will do as well as anything else—but this certainly should be open to review either in whole or in part, as the case might be. In the case of ordinary compensation cases, whilst in no way desiring to interfere with the procedure by arbitration or trial by jury, I think it matter of regret that it has not been found possible more largely to resort to the machinery of the 41st section of the Regulation of Railways Act, 1868, 31st and 32nd Vic., chap. 19. This point, I think I am right in saying, escaped the attention of my learned friend Mr. G. M. FREEMAN in his Paper read on the 10th February. Under that section either party may apply to a judge of one of the superior courts of common law to make an order for trial in one of the superior courts upon such terms and in such manner as he, the judge, may think fit. This section, I believe, has recently been interpreted so as to exclude those cases in which the claimant has given notice, under the 68th section of the Land Clauses Act, for arbitration. The clause is badly drawn, but might be easily amended. I hold strongly that in all these cases the proceedings should be as in an ordinary common law action, so that, if necessary, the machinery of interrogatory and discovery should apply, and further that the whole issue, both as to quantum of damage and title of claimant, should be open. I myself think that it amounts to a scandal that the amount of compensation

should be decided by arbitration first, and that the question of liability should be tried before the courts of law afterwards. You will see this matter dealt with in the case of *Peersall v. Brierley Hill Local Board* (L. R. 11 Q. B. D. 735), and I entirely agree in the observations that I find in the *Solicitor's Journal* of December 15th, 1883, upon this point. No doubt it has been decided that the finding of the judge and jury under the 41st Section is not open to review, *Birmingham District Land Company v. The London and North Western Railway Company* (L. R. 22 Q. B. D. 435), but it is not unworthy of notice that in the argument of that case the *New River Company v. The Midland Railway Company* (36 *Law Times*, p. 539), (decided in 1877,) by some chance does not seem to have been adverted to by learned counsel in argument. The latter case undoubtedly found its way to the Court of Appeal, apparently without objection; how, I know not, but there it is. I am not for multiplying tribunals; I am for strengthening them. Apart from these cases where special legal knowledge is required, I hold that practical knowledge of the subject is an absolute essential, the *un-ermined judges* your profession have supplied have, speaking generally, discharged their duties well—fifty years or so of experience seem to testify to this. I am for continuing such tribunals, and would give them wider and much wider powers.

I have thus dealt with the tribunals, and I proceed to deal shortly with those general amendments of the law itself upon this subject for which, as I think, the time has now arrived. Those changes relate principally, of course, to that class of case which is known under the name of “injurious affecting.” I differ widely from Sir WILLIAM MARRIOTT that there is no greater difficulty in applying the “betterment” principle than in applying the principle as defined by our courts of “injurious affecting.” But the

present law as to "injurious affecting" certainly will not cover those cases of depreciation to which in the Report of our Council special attention is called. It is true that the recent case of the *Metropolitan Board of Works v. Howard* ("Professional Notes," vol. iii., p. 359), which is no doubt the case to which Sir WILLIAM MARRIOTT refers in his letter to the *Times* of the 2nd January of the present year, would seem to cover many of the cases which would fall within the class of *depreciated* properties. But that case, like a great many other cases in our law reports, is very much calculated to mislead laymen, for whilst apparently deciding principles, it does not in truth and in fact do so. The only question before the House of Lords was whether the sheriff and the jury had jurisdiction to entertain the claims to compensation, and to award some damage, if there was any evidence before them of damage upon which they could act, and as there was such evidence, and the jury acted upon it, whether they were right or wrong was not open to the House to consider. This case must in no way be regarded as overruling RICKETT's case (the famous "Pickled Egg" case), nor in my humble opinion controverting the view of the law upon this point which my learned friend Mr. FREEMAN presented to the Institution in his recent Paper.

In the case of the southern side of the Strand, which in the opinion of all competent persons would be depreciated, and seriously depreciated, for trade purposes, the trade loss sustained would be within the principle of RICKETT's case, and in respect of this, so far as I can see, no compensation could be given under the existing law. This disastrous result no doubt flows from that decision, subject, as we all know it was, to the strong dissent of Lord WESTBURY, and I can only express my own individual hope that Lord WESTBURY's view may soon be adopted as the true

view of our law. I need not call the attention of my hearers to the different measures of compensation which are to be meted out to a man whose land is taken and another part injuriously affected, and that meted out to one whose land is only injuriously affected but no part taken, because in the particular case before us no land would, in fact, be taken on the south side of the Strand.

With these practical suggestions as to the amendment of our procedure and of our law of compensation first carried out, I should not be afraid, speaking for myself, to meet this scheme of "betterment," though unless they are I should oppose it. Of course we are fully aware that, from a politico-economic stand-point the principle has its bitter opponents. With this aspect of the question I have nothing whatever to do. I approach it simply from a professional stand-point, as having some slight experience in land cases, and as one who thought the subject pre-eminently fit to be discussed by this Institution.

As I have avoided the economic or political aspects of the question, so also have I avoided its purely technical aspect—the questions of levels and gradients are beyond my purpose, and beyond myself.

I have made a great demand upon your patience and attention; there remains only the pleasant task of thanking those who have helped me in preparing the Paper.

To my learned friends Mr. CRAIES, of the Western Circuit, Mr. GEORGE MORRISON, and Mr. R. A. VALPY, my best thanks are due. To Mr. J. R. ADAMS and to Mr. HENRY ANDREWS I beg to express my best acknowledgments, to Mr. WILLIAM WOODWARD, who kindly lent me his pamphlet on "London as it is, and as it should be"—a Paper full of interesting matter—and last, and by no means least, to our Secretary, Mr. JULIAN C. ROGERS, whose patience and courtesy even I have wholly failed to exhaust.

I have only touched, I know, as it were, the hem of the subject, a subject which, in the evolution of society, presages not only the raising of new questions, but the resurrection of old.

With strong temptations to stray beyond the limit of those bounds which are set around our discussions here, I hope I have not done so: in the field of inquiry now opened the "wheat and the tares" spring up together. The result of your discussion will be, that the "wheat will be garnered," the tares will be burnt. I can only regret that my Paper, designedly inviting criticism and attack, which opens that discussion, has been prepared during a period of illness and weakness, the symptoms of which, both of mind and body, are only too clearly marked to-night.

I thank you for the attention you have given me.

Mr. W. MATHEWS (Fellow) said that, although the Paper would, without doubt, provoke on many sides a very considerable amount of criticism, upon one point there could, he thought, be no difference of opinion, namely, as to the great indebtedness of the Institution to Mr. WHEELER for the admirable Paper he had read. The subject was one so full of detail, and the Paper contained such a large amount of argument and information, that he (Mr. MATHEWS) felt wholly unprepared to deal with the question without previously perusing Mr. WHEELER's remarks at his leisure. He would therefore content himself with simply moving that the hearty thanks of the Meeting be accorded to Mr. WHEELER for his able and interesting Paper.

Mr. SPENCER CHADWICK (Fellow) said he had very great pleasure in seconding the vote of thanks. The Paper had, he thought, thoroughly exhausted the subject, and was, in fact, a lucid summing-up of everything that had

been written and said on the matter up to the present date. He felt sure that there were not many Members present who would hesitate to endorse Mr. WHEELER's observations on the question of Betterment, or to accept as true the many illustrations from ancient history on which the author had evidently expended so much pains and research. The Paper was so full of facts and of matters that demanded careful and thoughtful consideration that he did not think it would be fair or wise to attempt to criticise it then ; but a discussion on it, when Members had had time to weigh its various details and suggestions, would, no doubt, elicit many valuable observations on a subject which all felt to be of the greatest importance.

Any modification of the Lands Clauses Act would require very careful consideration indeed ; and he agreed with Mr. WHEELER that any such variation as that proposed by the London County Council should only be effected by an alteration of that Act itself, and not by a clause in an Act for any Special Improvement, for it would be obviously unjust to carry out this Strand Improvement Scheme with a clause involving such a radical alteration as that proposed, when, perhaps, the very next street made by the London County Council might be carried out under an Act containing no such clause.

Mr. E. J. CASTLE, Q.C. (Associate), said, although he was scarcely prepared so soon to criticise the Paper, he thought Mr. WHEELER had been treating a very serious subject somewhat lightly, by showing a tendency toward conciliation which he (Mr. CASTLE) personally could not but regret. When a body like the London County Council, so early in its career, brought forward schemes involving such radical departures from the existing law, he felt that all professional men, who by experience could foresee what

would be the results of the change, should set their faces against it, and point out that it was wrong in principle. Everyone would admit that public improvements ought to be paid for by the public, and the cost of private improvements by the private persons who were benefited. Where there was a combination of public and private improvements he thought it might be possible in some way to assess the share to be borne by the public and by private individuals respectively; but it seemed to him ridiculous to suggest that the Strand Improvement was one which wholly, or even principally, affected the property immediately adjacent. It was perfectly well known that the obstruction in the Strand (which would have been removed long ago but for the difficulty of dealing with the two churches) was an obstruction to the general vehicular traffic of London; and it was for the purpose of improving that traffic that the County Council were now proposing to take action. That being so, it was unreasonable to mark out a certain area—a kind of irregular circle round the site of the improvements,—and to call it a “Betterment” area, within which all owners were to contribute to the cost, after an inquiry whether their property had been improved. Many of the people who would be affected were poor, and would feel it hopeless to attempt to struggle against such a powerful body as the County Council, having unlimited funds at its command.

Unless some very good reason indeed could be shown in support of the proposal, he thought that Parliament ought, with a firm hand, to put a stop to it before it went any farther. Mr. WHEELER had, with great learning and ability, brought forward many facts which must be new to most of the Members present, and had conclusively shown that the scheme of the County Council, if carried out, would

inflict a great deal of misery and trouble on many poor people in the neighbourhood affected.

Mr. WILLIAM WOODWARD (Professional Associate) thought that Mr. WHEELER had done good service by calling attention to the system of "betterment" as adopted in America, and he might add to the observations in the Paper on that point that he was informed that it was customary in the United States to charge only one-third of the amount of improvements on the owners; but the important point to be remembered was that in America the occupier and the owner was nearly always one and the same person, or even where he was not so the leases were rarely for a longer term than five years. Under such conditions it was obvious that, if the charge were made on the owner, the burden was laid on the right person, because, if not the occupier at the moment, he would become so at the expiration of a very few years. The difficulty in formulating any "betterment" scheme was in deciding whether the charge should fall upon the occupier, the leaseholder, or the owner, but at a meeting of another Society at which he (Mr. WOODWARD) had recently been present, a Member of the London County Council, in speaking of the Strand Improvement, had made use of terms which showed pretty clearly that the intention of that body, in adopting the clause, was to throw as much as possible of the burden on the ground landlord. The great bulk of the land in London was held on long leases, which, as he had said, was not the case in America, and it was easy to understand how difficult, under such circumstances, it would be to apportion the increased value of the premises fairly between the occupier, the long leaseholder, and the freeholder. The difficulty, or almost impossibility, of doing so had been

repeatedly pointed out in the recent correspondence on the subject in the *Times*. He had arrived at the conclusion, from the remarks which he had heard at the meeting to which he had referred, that the real intention of the supporters of the clause was that the ground landlord should pay at once for something the benefit of which he could not obtain until the end of his long lease.

The Council of the Institution had pointed out, most clearly, that in the particular case of the projected Strand Improvement the occupiers of the premises on the south side of the Strand could not benefit, and at the meeting of which he had spoken a tradesman from the south side of the Strand had said that if the north side were improved it would result in taking away a large proportion of his customers, as would evidently be the case. The more the thoroughfare was improved for traffic, so much the more would customers be taken away from those shops, and the tradesmen on the south side of the Strand would thus be not "bettered," but, on the contrary, positively injured.

It would be remembered that in the recent case of Green Street, Leicester Square, the London County Council had considered that the improvement was so essentially a Metropolitan one that the "betterment" clause could not be inserted, and he contended that the widening of the Strand was quite as distinctly a Metropolitan improvement.

In the Paper to which Mr. WHEELER had been so good as to refer in terms of praise, and which he (Mr. WOODWARD) had the honour of reading before the Institution some years ago, he had ventured to point out a thoroughfare where he thought some charge might have been made on the owners of the property improved. By the construction of Shaftesbury Avenue the ground value of a long row of houses in Monmouth Street had at once increased from, perhaps, 6*d.* a

foot to three or four times that amount. That was not altogether a Metropolitan improvement, but one the cost of which might well have been partly charged to the frontagers ; but, as he had said, the Strand scheme was distinctly a Metropolitan improvement, and the cost ought not to fall on the adjoining owners. If they were to be assessed in the way proposed, these unfortunate persons would not only have to pay the charge itself, but also higher rates on the improvement of the property on the quinquennial valuation, and even beyond that would have to bear increased water rates. In the United States the custom was to charge one lump sum, and that one lump sum was paid by the occupier or owner who, in the opinion of the tribunal, benefited by the improvement.

He agreed with Mr. WHEELER that the character of the tribunal to assess the value of the improvement to any particular property was of the utmost importance, and he certainly thought that there should be provided some means of appeal, for it would be simply intolerable to many occupiers if they were to be assessed in the way proposed without any chance of the decision being revised or reconsidered.

THE PRESIDENT having invited any gentlemen holding views at variance with those of the preceding speakers to criticise the Paper from their point of view,

Mr. R. C. DRIVER (Vice-President) said he was inclined to think that any Member who held views either in favour of or against the scheme would prefer to wait until the Paper was printed before committing himself to any opinion on it. The Paper was so full of matter for controversy, and of arguments so deep, that it required a great deal of thought before it could properly be dealt with. He would therefore,

on behalf of Mr. E. RYDE, who was unable to be present, move the adjournment of the discussion to the next Meeting, so as to enable Members to give the Paper the careful attention which so important a subject deserved.

The vote of thanks having been put and carried unanimously, the further discussion of the Paper was adjourned to the 24th of March.

AT
THE ORDINARY GENERAL MEETING

Held on Monday, March 24th, 1890.

MR. ELIAS PITTS SQUAREY (PRESIDENT) IN THE CHAIR.

The adjourned discussion on the Paper read at the last Meeting by T. W. WHEELER, Q.C. (Associate), entitled "Betterments," was resumed by

Mr. EDWARD RYDE (Past-President), who said he took part in this discussion with much satisfaction, because, in the first place, the Members of the Institution having had a good deal of experience in matters of this sort, it was their duty, he thought, to endeavour to influence public opinion in the direction in which they thought it should go: and secondly, because he considered that his friend Mr. WHEELER had handled the subject very judiciously, and had said nothing calculated to offend anyone.

He should also like to say that he (Mr. RYDE) took a great interest in the two previous Papers that had been read, which were much of the character of this Paper. It was not often that they had three Papers consecutively so nearly on kindred subjects as these three Papers. He should have been pleased to have taken part in the discussions upon the two previous Papers if circumstances had permitted it, but he could sum up, in two or three words, his opinion on all three Papers. His opinion was, clearly, after a good many years' experience, that the less "The Lands Clauses

Act" was altered the better it would be. He thought "The Lands Clauses Act," on the whole, had done its work very well.

He quite appreciated what had been said by Mr. FREEMAN, Mr. WOOLF, and Mr. WHEELER, to the effect that one might try out a compensation case and afterwards find that the claimant had no title to compensation. There was a suggestion that the jury or arbitrator should be authorised first to try the question of title in such cases. He was afraid to indicate approximately the number of compensation cases in which he had been concerned, but in very few instances had that difficulty arisen. He did not think it necessary to alter the law because in a few exceptional cases difficulty had arisen.

The phrase that was used to indicate the subject under discussion was "Betterment" in the singular, or "Betterments" in the plural. It was pointed out by Mr. WHEELER that one public writer had described the name as "barbarous," another as "horrible," and Mr. SIDNEY WOOLF regretted that no "happier expression" could be found. But he (Mr. RYDE) thought that very few could mistake its meaning. The London County Council meant that clause to operate for the public good. Unfortunately there were others who thought it would have been "better left alone." It was said that, after all, there was not much in a name; but, remembering that he was speaking in The Surveyors' Institution, he felt that he ought not to use that expression, but ought rather to say that there might perhaps be a good deal in a name.

As Mr. WHEELER did not refer to Dr. OGILVIE's Dictionary, he (Mr. RYDE) had done so. In the edition of 1876 "Betterment" was defined as "an improvement"; to which was added, "Betterments, in law, are

“those improvements of an estate which render it better than mere repairs.”

The Act of 23 Henry VIII., cap. 5, 1531-32, created commissioners of sewers. In every case under that Act the work required to be done had a defined boundary, and every piece of property within that defined boundary was more or less benefited. The work might be a wall to keep out the sea in a particular district or level, or it might be a bank against a tidal river, or it might be some drainage work intended to carry the water from the district or level into the sea. Whatever the work was, a rate was made for paying the expense, and all were charged in proportion to the benefit derived from it. He could not, himself, see any parallel between that class of rating and the “betterment rent-charge” that was proposed to be created by the Bill of the London County Council now before the House.

He observed that Mr. WHEELER had referred to the 18 & 19 Charles II., cap. 8 *, which was the Act passed for rebuilding the City of London, after the great fire. The 24th section of that Act contained the “betterment” principle. But, again, he thought there was no parallel between that and what was now proposed. If they referred to PEPYS’ Diary they would see that one particular man was the owner of a piece of ground through the middle of which the new street from Guildhall to Cheapside was to be made. PEPYS then related that when the street was cut out of it, there would remain ground enough of each side to build a house to front the street. The man demanded £700 for his ground, but eventually the Court gave nothing for the land taken for the new street, and charged him nothing for the benefit

* See “Professional Notes,” vol. iv., p. 80.

of giving him a frontage to both sides of the new street. That came to nothing more than this, that for a definite benefit an equivalent benefit was given. It was the same thing, in effect, as if one had a new road up the middle of a field that was going to be cut up for building, without which new road a frontage could not be obtained. The profit was looked for from the building plots and not from the land devoted to the road.

In a letter to the *Times*, Mr. CRIPPS had stated that he took the Irish Lands Clauses Act as a model for the London County Council's Bill. What Mr. CRIPPS probably meant was, that he took the machinery, if he might so call it, of the Irish Lands Clauses Act as a model for the machinery for fixing betterment rent-charge. When a railway company in Ireland was about to take lands there was a standing arbitrator appointed who valued everybody's interest and made a provisional award, and that provisional award was deposited for the inspection of all interested in it, and then the arbitrator held a meeting to hear objections to the provisional award. Finally, he made a permanent award, and after that, if the parties were dissatisfied, they began *de novo*, and went to a jury as in England. That principle was included among the provisions of the Artizans' Dwellings Improvement Acts, but had been repealed because it was thought to be expensive and difficult, instead of economical, easy, and simple.

He would now travel across the ocean, and examine the compensation case of *Harding v. The Board of Land and Works*, Victoria. He would call attention to the very little difference between that case and the practice in England. The first fact found was that the sum of £3,676, the price claimed, was not the compensation to which the claimant

was entitled. People did not take the trouble to do that here. They simply state the sum to which he is entitled. It was further found that the commercial or market value of the land taken was £61 1s. 9d., so that it was not a large case. It was then found that the amount that ought to be allowed for the alleged or real compulsory taking of the land was £15 4s. That was 25 per cent., and, if it were agricultural land, it was on all-fours with the English custom. Then the value of a certain fence was found to be £113. Those sums added together gave a sum of £189 5s. 9d. The severance damage was found to be £60, but then came the "betterment," for they found that "the amount of the enhancement in value of 1,182 acres of adjoining ground of the plaintiff, by reason of the making of the railway, was £596. Upon those findings a jury, through whom the claimant endeavoured to recover, directed a verdict "to be entered for the defendants;" and accordingly the plaintiff got no compensation at all, nor was anything paid him for his land. He appealed to the Privy Council, who allowed the appeal and directed that the sum for the market value of the land, forced sale, and fence, should be paid to him, but, inasmuch as the enhancement of the value of the estate was £596 and the damage by severance was only £60, he was not to be paid the £60. That decision was not much at variance with some of the rulings of some of our assessors in compensation jury cases. There was one under-sheriff who notoriously ruled in that way. The result of that case did not help, he thought, to establish the desirability of "betterment" in London. Nevertheless, "betterment" was set off as compensation for damage. He, therefore, wanted Members to follow some figures which he would lay before them in an endeavour to prove that which was a settled conviction in his own mind,

that it would be wrong to set off the benefit against the damage.

He had two estates in his mind which he would refer to as illustrations. They were separated by a turnpike road—one estate on the right and the other on the left of the road. He would call one L and the other R. He would assume that those two estates were each of the value of £100,000. Suppose that a railway company came along, and took a strip alongside the turnpike road from the Estate L of the value of £20,000. Being agricultural land, the owner would get 25 per cent. for forced sale. That was another £5,000, together making £25,000 for land taken, but by cutting the rest, which ought to be worth £80,000, off from the turnpike road they inflicted damage to the extent of another 25 per cent. on what was left, or another £20,000. It was admitted on all hands that both estates were bettered to the extent of 25 per cent. Now, the advocates of the principle for setting off “betterment” against injury would set off the damage of £20,000 against the “betterment” of £20,000, and say that there was nothing to be paid. He would ask them to consider that question, and find the result to each owner. One man, R, remained with his £100,000 worth of land which the railway had not touched, and he got the benefit conferred by the railway to the extent of £25,000, so that when the railway was finished he had got an estate worth £125,000. He had had neither trouble, bother, nor anxiety about it. The other man, L, had had £20,000 worth of damage inflicted upon his remaining land by severance, and if that were not paid to him, but £20,000 (25 per cent. upon £80,000) of advantage was set off against it, he would be left at the end with his £60,000 worth of land put back again by the “betterment” to £80,000, and he would also have £25,000

in money obtained from the railway company, making together £105,000. He had had all the worry of arbitration proceedings, the anxiety of the transaction, and left off with £105,000, whereas the other owner left off with £125,000. But pay him the £20,000 damage, and he would be left as well off as the other owner was.

Holding these views of the true principle of compensation, he (Mr. RYDE) did not agree with his friends Mr. FREEMAN and Mr. WOOLF, when they said that "where an owner has been "paid for every scrap of damage done by the company, and, "at the same time, has received the benefit to be derived "from the railway coming through his property, and so "enhancing its value, and this benefit without any payment "by him at all, then it would seem fair that the transaction "should be regarded as a whole, and that the landowner "should allow to the company the measure of that benefit "which he derives from the fact of their coming through "his estate, whilst charging them with injury actually "inflicted upon any other part of his property."

As regards the practical working of "betterment," Mr. WHEELER had been fortunate enough to get some illustrations of what has happened in America and elsewhere. One gentleman expressed an opinion that such laws, while defensible in special cases, were very dangerous, and should be more restricted with us (the Americans) than they are.

Then follows an illustration. "The voters of a village " (the majority being Irish or German labourers), for the "sake of gaining employment one dull winter, voted that "the village should build a road through an estate." They made this road through the estate, and then charged the owner with a "betterment" rate to the extent of 1,500 dollars, the estate originally being worth 2,000 dollars.

The whole thing was a failure, and he (Mr. RYDE) drew particular attention to it as forcibly illustrating what might happen if the principle of "betterment" were applied to the streets of London. A house might be charged with a heavy "betterment rent-charge," which house might not be bettered at all. Unless the betterment principle be introduced very carefully indeed, it would damage landed property as an investment. He must ask them to bear in mind that it was not actual "betterment" that was to be found out, but the probable benefit which an arbitrator would think likely to arise. It would be a very difficult thing to do, and the best arbitrator might make a mistake.

He would now refer to the Strand Improvement Bill. He was not going to discuss that Bill. They had nothing to do with it in that Institution. He only referred to it to illustrate the principle of "betterment," which they were very competent to discuss in that Institution.

In his letter to the *Times*, Mr. CHARLES HARRISON frankly said that "the object of this Bill, distinctly novel "in the mode of its application, is in truth and in fact to "intercept and prevent the increased rental value falling "into the hands of private individuals."

That was very fine sentiment, but he (Mr. RYDE) contended that if, when a house was improved, the authority were to come in and take all the improvements, if instead of going forward in value it went back, the public authority ought also to step in and pay for "*worsement*." If it was equity that was sought for the ratepayers, the process must go all round, and be applicable to the landowner also.

He thought it a very serious look-out indeed, and emphatically drew attention to Mr. WHEELER's words that "it certainly has not hitherto been the law of England that "the capitalised value of the increased rental should be

“confiscated on the one hand or that it should belong in “perpetuity to the local authority upon the other.” Consider such a case as the following:—A house worth £250 a year, the property, and the only property, of a widow lady—all that she had got to live upon. There came along one of these “betterment” schemes, and on the assumption that the house was going to be bettered very much, a “betterment” rent-charge of £250 was placed upon it. The widow lady, even if she thought they were all wrong, would have no money to embark in litigation or to dispute it, and must therefore accept it almost as a necessity. Supposing, it did not turn out right, the lady-owner was then charged a “betterment” charge equal to the full value of the house, and her income would be entirely gone.

He should like to know how an arbitrator was going to find out what was the “betterment” likely to happen to some of the houses in some of the side streets off the Strand? It would be a very difficult and unsatisfactory thing to do.

Take a case of a public-house which had occurred in his experience down by London Bridge. When there was only the Greenwich Railway there, this house was worth but a small rent. Then the South Eastern and Brighton Company came to London Bridge and turned out thirteen millions of passengers per annum. That increased the value enormously. Then the railway was taken on to Cannon Street and Charing Cross, and the public-house at London Bridge went back again in value. If a “betterment” clause had been contained in the railway company’s Act of Parliament, a “betterment” rent-charge equivalent to the once improved value would now have existed.

In discussing the area in which this thing was to be

worked out, he would confine himself to the consideration of the cases of two Fellows of the Institution. Sir JOHN WHITTAKER ELLIS had offices in Fleet Street, not far from the Strand, built by himself to suit his own wants. Therefore, he supposed that if ever a man had a nice suite of offices, Sir JOHN had. Such a building would be benefited by a good approach and by improved access. Mr. HENRY CURREY had offices in Norfolk Street, Strand, situate, by comparison with Sir JOHN WHITTAKER ELLIS' offices, in a back street. Moreover, they had not been built to suit Mr. CURREY's wants, and were not self-contained. The Bill let Sir JOHN go scot-free, but Mr. CURREY was liable to be rated. He thought that was not the kind of thing that was likely to work at all.

If ever there was a public improvement that ought to be carried out it was that included in the Strand Improvement Bill, but it was for the benefit of the whole Metropolis, and the whole Metropolis ought to bear the expense of it.

The arbitrator had to charge the "betterment rent-charge," so that in its entirety it should not exceed one-half of the expense of the improvement.

He (Mr. RYDE) could not see very well how an arbitrator was to make awards of that kind. He would have large numbers to make, and probably most of them would be disputed. No owner of property would submit quietly to this "betterment" investigation. A standing arbitrator must wait until he was ready to make all his awards before he could fix the amount of any. He apprehended that he would make them about equal, add them together, and compare them with the estimated cost of the improvements. He must then reduce or increase them all by a percentage, as he exceeded or fell short of one-half the cost of the improvement.

He need hardly say that that would be a troublesome business. He should be sorry to say it was impossible, for he had always said, "Tell me a thing is impossible and I will try to do it," for it brought all the more honour and glory if successful. Whether it would be best to have a standing arbitrator, *i.e.*, one surveyor, or whether it would be better to have three men, two of them surveyors and one a lawyer, he did not think was of much consequence. He had for many years advocated in that room the appointment of such a tribunal for special purposes. With reference to the clause in the Regulation of Railways Act, under which, instead of having a sheriff and jury, parties could go before a judge, he might mention that he was once taken by a railway company before a judge, and the matter of compensation tried in that way was so unsatisfactory that the counsel and solicitors engaged never suggested any such thing again.

Mr. J. R. ADAMS (Visitor) said he would preface his remarks on the subject under discussion by reading a few paragraphs from a Paper by Sir THOMAS H. FARRER, entitled "'Betterment,' or pay for what you get," which appeared in a recent number of the *Speaker*. The writer began by saying :—"A new and strange name does not help an old friend. The uncouth phrase, 'Betterment,' frightens many people who would not be alarmed by some well-known words, such as 'rate in aid.' They suppose that we are introducing some odious novelty from our cousins across the Atlantic, when we are really only applying to the modern wants of English towns a principle as old as taxation; a principle which is borne out by numberless analogies; a principle which approves itself to common sense and to simple ideas of justice. That principle may be

“ very simply stated—‘ Let those who benefit pay ; and let those who benefit most pay most.’ ”

He felt quite sure, judging by his own views on the subject, that no one would quarrel with this as embodying a general principle ; but Sir T. FARRER, after instancing the cases of the Duke of DEVONSHIRE, who had laid out Eastbourne, and Sir J. GOLDSMID, who improved the west end of Brighton, went on to say :—“ Now if, instead of a single estate, we have a number of small plots held by different owners, and a town authority over the whole, the town authority may do for the whole of them what the Duke of DEVONSHIRE does for his estate.” Now, speaking from his own experience he could not but think that Sir THOMAS FARRER was not very well acquainted with the method in which such improvements were generally carried out. The roads were made by the owners. They were not taken to or even looked at by the authorities, so far as he knew, until they were properly made up.

Then Sir THOMAS FARRER went on :—“ In such cases, the town authority ‘ betters ’ the plots of the different owners just as the Duke of DEVONSHIRE ‘ bettered ’ his estate ; and in such cases, the town authority may properly insist that each of the owners of these plots shall pay his due share of the ‘ betterment.’ Indeed, it would be most grossly unfair to the rest of the taxpayers of the town if they did not. Now this is, I believe, just what has happened in America, and hence has arisen in that country the special form of local taxation which is now becoming known here under the uncouth name of ‘ betterment.’ Although this precise form of ‘ betterment ’ may not have been common in England, because our towns have been generally laid out by landowners, instances of the same principle may be multiplied to any

“extent.” Then Sir T. FARRER’s Paper went into the question of sewers with which Mr. RYDE had dealt, and passed on to say :—“This principle is really just as applicable to the making of a new street in the midst of an old crowded town as to making new roads in the wilderness; and if we have not always acted upon it, it is because Parliament has regarded the claims of land-owners and has disregarded the rights of the taxpayer. It has even granted compensation where it ought to have imposed a tax. Leaseholders were allowed to claim money compensation for what most people would have considered an addition to the amenity of their houses.”

But the most valuable part of the Paper lay, he thought, in the concluding remarks, which were as follows :—“Clear as the principle is, there are, no doubt, about this as about other forms of local taxation, considerable difficulties of method and plan. One method would be the rough-and-ready one adopted in some American States—namely, to assess at once a lump sum representing the improvement of the property, and charge it directly upon the owner. But, where properties are small and indivisible, or where, as is the case in London, the interests of occupier, of leaseholder, and of freeholder are various and complicated, the method would be open to serious objections. Another plan would be that adopted in the London County Council Bill of this Session, namely, to assess the value of the improvement at once by means of arbitration; to turn this value into the form of a perpetual annuity, and to charge this annuity upon the various interests in the premises in proportions to be determined by an arbitrator. To this plan there is the obvious objection”—this was curious as coming from Sir THOMAS FARRER—“that it is not easy either to assess at once the future permanent value of

“ the improvement, or to say in what proportions the several
 “ interests in the property will be benefited by it ”—(these
 words seemed to him to be a complete answer to the whole
 proposal, actually repeating in a few words the contentions of
 Mr. RYDE and other speakers who opposed the measure)—
 “ and there is the further financial objection that, instead of
 “ providing for the payment of the cost of the improvement
 “ within a given time, it makes the charge perpetual, and
 “ burdens posterity for ever with the cost of an improvement
 “ the benefit of which may have disappeared. A third
 “ method might be to value the improvement separately on
 “ each quinquennial revaluation of the premises under the
 “ Metropolis Valuation Act, and to charge a separate and a
 “ high rate in respect of it ; but this method could not be
 “ safely or justly adopted without at the same time providing
 “ for an equitable division of the rate between occupier and
 “ owner. Other methods might no doubt be suggested,
 “ and there will be difficulties about them all ; but difficulties
 “ such as these were apt to disappear when one was satisfied
 “ that the principle was right, and that there is a sufficient
 “ object in view.”

He had read these extracts with a view to give the Meeting some idea of what the London County Council were proposing to do, and the point with which he would endeavour now to deal would be the many difficulties which lay in the way of carrying out these proposals. Mr. RYDE had spoken very plainly on the point, and had intimated that the scheme was a practically impossible one. But before he dealt with that aspect of the subject more in detail he would relate a few facts bearing upon the Australian case referred to in the Paper, namely, *Harding v. The Board of Land and Works*, reported from the Supreme Court of Victoria. The final decision in this case had turned upon

the construction of the 35th section of the Lands Compensation Statute, 1869, in Victoria, which provided for three things—first, that a man should be paid for the value of the thing taken from him; secondly, that he should be paid compensation for damage by way of severance or otherwise; but on the other hand it provided that the “magistrates, arbitrators, surveyors, valuers, and jury, in assessing such compensation, are authorised and empowered, and shall take into consideration the enhancement in value of the adjoining land belonging to the person to whom compensation is to be made, or any other benefit or advantage which such person may or shall obtain by reason of the making of such works.”

The way in which the case arose was this:—The Board claimed to set off the enhancement in value, viz., £591, against the whole amount found in favour of the claimant—not merely the amount of damage, but the value of the land taken. In the Supreme Court in the colony, the judges held that, practically, the owner was to have nothing—not going, he thought, so far as to say he was to pay, although the figures would seem to show that to be the logical conclusion, for, while the total amount found in favour of the claimant was £249, the total amount of enhancement in value was £591.

The question of the right construction of the Statute then came before the Privy Council, one of the members of which happened to be Lord HOBHOUSE, who was now taking so great an interest in the projects of the London County Council. They held, on the words of the Statute, that the claimant was to be paid for what was taken from him, but that the compensation given to him for disturbance, and so on, was to be set against the enhancement in value, and if the enhancement in value happened, as in this case, to be more than the

compensation, he was to get nothing but the £189 5s. 9d., which was the market value of the land taken, and the value of a fence. The Privy Council strictly interpreted the word "compensation" to mean compensation for damage done by severance, but not for land taken, and decided that, under the wording of the Statute, enhancement in value was to be set off against compensation only. One instance given by the Privy Council met the very point under discussion on "betterment." They said it was not fair to a man who happened to be affected by his property being taken for the works of some railway or road, to make him suffer under the name of "betterment," when another owner who was not so affected, but whose land might be enhanced in value, could not be got at, and therefore, they could not so construe the Statute.

As to the difficulties which must arise in the working of the scheme, he thought that, taking any particular house within the "betterment area," it would be almost impossible, even for Mr. RYDE himself, to say exactly to what extent that house was benefited. He (Mr. ADAMS) thought it was very doubtful whether any of the premises in streets south of the Strand would be benefited at all. It would have been different before the Embankment was made, but there was now free access from that end, so that the exact amount of benefit derived from the widening of the Strand would seem to be a quantity not at all easy to determine. There were many cases he could mention showing the extreme difficulty of determining the value of the damage to, or improvement of, property—a difficulty which would present itself in an aggravated form in dealing with such remote contingencies as the possible or probable improvement to neighbouring premises effected by the widening of the Strand.

He heartily endorsed the objection raised by the Council of the Institution that the terms of redemption were too high.

The information on the subject of American "betterment" which he had been so fortunate as to be able to give Mr. WHEELER, was derived from a friend of his in New York, a solicitor of great eminence, who sat on the Assessment Commission which dealt with this subject. In New York a special Act had been passed for revising the assessments of property in the city for local improvements, and power was given to form a Commission of six men of position and experience, who were authorised to revise the assessments made, to reduce them, to order repayment, and in other ways to redress possible hardships. He had received from his friend before referred to the last report of that Commission. The Act was, he thought, passed in 1880, and the reports covered a period of something like six years, and showed that the assessments were reduced in almost every case, as nearly as possible, 25 to 30 per cent., the table giving such figures as these—"Reduced "from 1,232 dollars to 862," "from 1,485 to 1,039," and proportionate reductions on the capital value of nearly all the assessments, whether large or small.

There were cases in which the Commissioners made an order on the City to refund the amount paid; all the names and amounts were given in full, and some idea could be formed, from a perusal of these reports, of the sort of procedure the London County Council's scheme would involve. And when it was remembered that nearly everyone who was assessed for "betterment" would appeal against the assessment, and that the County Council would necessarily be called upon to pay the costs of every successful appeal, it would be seen that the scheme might result in an amount

of expenditure which would seriously detract from any profit which the community at large might reap from it. There were some expressions on the report of what took place at the final meeting of the New York Commissioners, which were worth reading. Mr. J. A. DEERING, on behalf of the attorneys representing the property-owners, after thanking the Commissioners, said:—"The system of local improvements sanctioned by law prior to the Charter of 1873, the very many special, and often inconsistent, laws relating to public works in this city, the very large sums expended therefor, the peculiar or special character of the principal improvements made, the method of assessing and distributing the expense incurred, and the difficulty of estimating the real value of the work done, or its value as an improvement, made the work of the Commissioners exceedingly difficult and tedious, requiring the most careful examination to reach an equitable conclusion." He (Mr. ADAMS) thought that these were words which might well be pondered, as coming from one who was intimately acquainted with the working of a "betterment" law.

What had happened in America would happen here if this system were adopted. There would inevitably be discontent with the assessments—people would complain that they had been victimised, and, sooner or later, Parliament would have to step in and appoint some special tribunal to deal with the matter, all the previous labour, vexation, and expense going for nothing.

Mr. CHARLES HARRISON was very fond of referring to the first Report of Her Majesty's Commissioners on the Housing of the Working Classes, but the concluding words of the Commissioners on the subject were:—"There are great practical difficulties in working out the idea, and it has been suggested that local opposition to improve-

“ment schemes might be increased by the adoption of the “principle,” which was exactly what had happened. It was, he thought, a most unusual thing that people in the locality should petition against an improvement, but this had been done with regard to the Strand scheme wholly on the ground of opposition to the “betterment” clause, which it was sought to make one of the conditions of the carrying out of the work.

MR. T. CHATFIELD CLARKE (Vice-President) said it appeared to him that some of the previous speakers had lost sight of the fact that if the legislature did not establish some new or wider principle of adjusting the heavy burden of taxation a stop would soon be put to improvement altogether, and in that way a great deal of harm would be done to society and to the surveyors’ profession. He should like, without following in detail the remarks of the last speaker, to say that an argument in the concrete seemed to be absolutely applicable to this matter. That gentleman would, surely, scarcely venture to assert that any reasonably competent surveyor could not assess the distinct improvement in value on that side of Shaftesbury Avenue which had not been rebuilt. It had been his duty, a short time since, to assess the rental of a house bordering on that very street, and he was compelled by the circumstances of the case, and in justice to his client, to put that house up nearly 50 per cent. in value. To say that a competent surveyor would not be able to form a correct estimate of the advance of value in property was, he thought, lowering the profession in the estimation of the public. The Surveyors’ Institution ought to take, and he was very glad to see by this discussion that it was taking, the best means possible of arriving at an equitable decision on this matter.

In his speech, Mr. RYDE gave an instance of the improvement in an hypothetical case, which instead of assisting his argument really proved the opposite, as it showed the justice of assessing an increase which was in no sense created by the parties themselves.

With regard to the strong view which seemed to be entertained by the Members of the Institution that the present afforded an opportunity for the Institution to be committed against the principle of "betterment," he would venture to remind the Meeting that no single newspaper of any importance had gone against the *principle* of "betterment." Even in the House of Commons the principle of "betterment" was scarcely in any way argued against. The principle of "betterment" had been accepted by the public and by leading men of almost all classes; and those who had read the long correspondence in the *Times*, in which Mr. ADAMS took part, would see that not even Sir WILLIAM MARRIOTT, Mr. AUBERON HERBERT, and others were against the *principle* of "betterment." This being the case, what followed as a matter of ordinary reasoning and justice? Ought not the Members of this Institution, instead of emphasising every difficulty, to try and set themselves to see to what extent the principle was workable?

He had not observed in the remarks of previous speakers much tendency in that direction; but he thought this was largely due to the fact that Mr. CHARLES HARRISON was somewhat misunderstood by the Meeting with regard to the application of the principle of "betterment." Mr. HARRISON's letter to the *Times* of the 8th of January, placed the matter, he thought, in its true light. His (Mr. CHATFEILD CLARKE's) strong argument was that if the principle was just and right, and a great public difficulty had

to be faced, it was the duty of surveyors to meet it fearlessly and endeavour to discover some means by which the principle could be efficiently reduced to practice. Quotations had already been made from Sir THOMAS FARRER, but he (Mr. CLARKE) would like to read an extract from a letter of his in the *Times* of Wednesday, the 29th of January. He there put it that the principle of a special assessment, or of making a special claim on a man who would benefit by a large public improvement without any action on his own part, was in every way just and fair, and on this point his words were worth hearing. "Let those who benefit by the improvement pay the rates out of which it is made; and let those who benefit most pay the most. There were, no doubt, serious difficulties as to the manner in which this can best be done; difficulties in the determination of the amount of benefit; difficulties in the adjustment of the burden; difficulties in the form and duration of the requisite taxation. But as to the principle itself, it was a matter of common sense, of simple justice, and of ordinary analogy." That assertion had not been met during this discussion. No gentleman who had spoken had attempted to grapple with the essential justice of the case.

But to return to Mr. HARRISON'S words with regard to the application of the principle of "betterment." And the difficulty which had always arisen in his own mind was that it was not easy to know how, equitably, to make the principle fit in with all the different interests, terms, and contingencies of property. In the *Times* of the 8th January Mr. HARRISON said:—"The 28th clause of the Bill is specially framed to meet points and avoid hardship. The betterment need not necessarily be placed on the occupier, but on the reversioner, on the rents falling into possession. That value can be taken as a reversionary value falling

“into possession at a date when it is anticipated such a change will take place and charged on the premises as such, or, by discounting that amount according to a given rate of interest, may be converted into a present value in possession.”

That appeared to him to be a very simple mode of getting over the great difficulty of the matter.

Then Mr. CRIPPS, who was quoted by Mr. WOODWARD in his very fair letter of the 31st December, 1889, said :—
 “These considerations led to the conclusion that a special contribution in respect of increased values would be more equitably and appropriately represented by a ‘charge’ than by an increase of rate, the charge being paid successively by those who, being in possession of the property, would be able to avail themselves of the improved value by letting at an improved rent.”

Now, under those circumstances, he failed to see anything inequitable or extremely difficult. Of course there were obstacles which, as surveyors knew, must arise in every valuation; but all the questions in respect of the assessment must rest to a large extent on the judgment of experienced surveyors, acting in the manner described by the Bill.

The view which he now ventured to put before the Meeting was that it was the duty of Members, if they believed the principle to be just (and the principle had to his knowledge been often more or less applied), to see, not how they could provoke, and oppose the action of, the London County Council, but to see how the principle could be equitably applied. He did not hesitate to say that he was not prepared to defend the “betterment” area as prescribed by the Bill. He did not think that any surveyor who understood his business would defend it; but such points would all be thrashed out in Committee. The whole

thing was in a tentative and initiatory stage. All that the County Council asked was that surveyors who had to deal with these things every day should help them with their judgment, assistance, and counsel, and not because they foresee difficulties of working, to throw themselves into an antagonistic attitude against a principle which is, no doubt, novel in its application in this country, but which is universally acknowledged to be just, and known elsewhere.

There were in London many cases well known to surveyors where improvement on one side of the street, instead of deteriorating the value on the other side, had added materially to it, and it was not to his mind at all clear that the premises on the other side of the Strand would be diminished in value. Much of it was a poor class of property, which, as the leases ran out, would inevitably be replaced with such fine buildings as such a fine road and frontage seemed to demand. The condition of Piccadilly a few years before the widening took place was well within recollection; but when the south side was improved first, and afterwards the north side, was there a depreciation of value? There was rather an immense increase. Therefore he felt sure that if the whole circumstances of the case were taken into account there would be no great strength in many of the arguments that had been put forth. He was afraid that many Members had been weighing the matter by their sympathies rather than by that better reason which it was the duty and privilege of the Institution to promote.

Mr. R. C. DRIVER (Vice-President) asked Mr. CHATFIELD CLARKE whether he thought it right that the number of years' purchase for redemption should be fixed at the price per cent. of Metropolitan Consolidated Stock. Ought not the

rent-charge to be redeemable at the same number of years' purchase as the property was worth?

MR. T. CHATFEILD CLARKE said he agreed entirely that the price was too high.

MR. DRIVER further inquired whether, inasmuch as the County Council had fixed "betterment" where property was improved, they should not also fix "worsement" when property had depreciated.

MR. CHATFEILD CLARKE replied that he thought it was a very fair argument.

MR. ADAMS wished to add that from the first he had never attempted to deny that the principle was good in itself. Nor did he deny that there were many cases in which it could be applied without difficulty. In his first letter to the *Times* on the subject he had mentioned the fact that the leases of the houses on the north side of Holywell Street contained a provision for an increase of rent, in the event of the carrying out of an improvement giving them direct frontage to the Strand. In such a case as this a surveyor would have no difficulty in valuing the improvement. What he said was, that it was absolutely impossible to go into the back streets and say what improvement was conferred on particular properties there.

MR. CHATFEILD CLARKE said he did not contest that view.

MR. C. K. BEDELLS (Fellow) said he noticed that MR.

FREEMAN's opinion (quoted at page 220) was that, under the circumstances of damage and enhancement in the case there set forth, "it would seem fair that the transaction "should be regarded as a whole." He (Mr. BEDELLS) entirely agreed with the view that where property was taken, and where the remainder of that property was greatly benefited by an improvement, the transaction should be regarded as a whole, and the value of the benefit set off against the compensation for damage. He also found that Mr. WHEELER, on page 231, said "the public voice is in "the abstract in favour of some such principle being "adopted." This, he thought, was undeniable.

At the bottom of page 244 Mr. WOODWARD said he thought that there was distinctly a "betterment" in the case of Shaftesbury Avenue, and that some frontage in Monmouth Street was increased in value from 6*d.* to 2*s.* a foot ground-rent. Again, Mr. WHEELER, at page 225, said, "I fully approve of betterment in the abstract," and that was exactly what Mr. CHATFEILD CLARKE had laid down and enforced.

He (Mr. BEDELLS) entirely agreed with Mr. CHATFEILD CLARKE that the Institution should not, in such a case, assume the hostile and combative attitude which Mr. CASTLE recommended; but should seek studiously to hold an open mind until some practical solution could be arrived at, and then to guide the public mind to the carrying out of some perfectly just, equitable, and practical arrangement. He could imagine no body of men better qualified to do it than the Members of the Institution, and he felt that it would not be creditable to them, as an Institution, simply to assume the *non possumus*, and not to try (if they believed, in the abstract, that the principle was right) to find some proper and equitable solution of the difficulty. He believed that,

in taking such a course as that, they would not only be best serving the interests of their own clients, but he believed they would be serving the public good. He quite agreed with Mr. RYDE as to the great difficulty and, he might say, the impracticability of the scheme as sketched out by the London County Council. But because of difficulty he was not going to shut his eyes or close his heart to what he believed to be a right principle. The London County Council were not yet practised hands, and could not be expected to produce work so perfect as to be beyond criticism for some time to come.

In the case of a widened street it was generally, he believed, the case that the frontage opposite to the side of the street which was cleared did not probably benefit for seven years. There was first of all the disturbance caused by the works, and then the putting up of the buildings on the opposite side of the road which were much more eligible than the old buildings. There was thus no absolute *immediate* improvement; but nobody who had practical knowledge of such a case would contend that there was not an ultimate progressive improvement. In such a case he would not propose that there should be an immediate payment for what had not yet accrued, and he would not attempt to apply the "betterment" scheme to a lease that had not, say, seven years to run. He thought there would be no injustice in this, that there should be a return required in the case of every improvement area—as is now required periodically for the Queen's taxes, of relettings, and of fresh agreements, and all such changes. If it should be found, in a case like that, that in seven years' time a decided and exceptional improvement had accrued to the property, there would be no injustice, he thought, in asking for some

contribution in the shape of a special but moderate "rate in aid." Especially did he think that would be the case where the property was entirely reconstructed—where the improvement was of such a nature that it seemed to demand imperatively that the old buildings should be cleared away and entirely new and suitable buildings put in their place. If, in such a case as that, the ground-rents increased in a very remarkable and striking degree, would there be any injustice in asking that some of that increase should go to the relief of the district improvement? He thought not.

Therefore his idea would be, not to ask for a money payment down, but to impose annual contributions when the improvement had actually accrued and was demonstrable, and he thought Members present would scarcely say that would be doing an injustice to either the tenant, the landlord, or the ground landlord, while it would help considerably towards many very necessary public improvements.

He hoped that the Members of the Institution would not set their faces stubbornly against what must, he thought, appeal to their cool and calm judgment, but that they would try and bring the light of their experience and ability, very specially, in such a case as this, to bear upon bringing the parties together, to overcome difficulties, and to arrive at some satisfactory conclusion.

In the case of the public-house, mentioned by Mr. RYDE, which after a few years increased in value from £300 to £900 a year—if it had done so, it ought to contribute. If, on the other hand, it went back again, then, according to his (Mr. BEDELLS') plan, there would be a return of the value of the property either quinquennially, or as often as might be decided upon, and it would be again assessed at its former or right value. With regard to occupying tenants

who had not leases for more than seven years, his opinion was that the provision for the quinquennial valuation for the ordinary rates would sufficiently meet that case.

On the motion of Mr. JOSIAH HUNT (Fellow) the discussion was again adjourned to the Meeting of Monday, the 14th of April.

AT
THE ORDINARY GENERAL MEETING

Held on Monday, April 14th, 1890.

MR. ELIAS PITTS SQUAREY (PRESIDENT) IN THE CHAIR.

The adjourned discussion on the Paper read on March 10th, by T. W. WHEELER, Q.C. (Associate), entitled "Betterments," was resumed by

Mr. JOSIAH HUNT (Fellow), who said the Members were under much obligation to Mr. WHEELER for a Paper on an interesting subject. He had no fault to find with the contents of the Paper, but he should have been glad of some definite information as to the basis of "betterment" in Victoria and in the United States. Mr. ADAMS had kindly helped much as to that, and it appeared that in Victoria the Lands Compensation Statute provided that a man should be paid for the value of the land taken from him, and compensation for damage from severance, but that in assessing such compensation the arbitrator or jury should take into consideration the enhancement in value of the adjoining land belonging to the same owner, or any other benefit which such owner might obtain by reason of the making of the work, *i.e.*, of the whole "betterment." But the Statute did not appear to contain any provisions for the recovery from the owner of the surplus when, as in *Harding's* case, the "betterment" exceeded in value the damage from severance, and it restricted the setting off the "betterment" to the

damage caused by severance and did not allow it to be set off against the value of the thing taken. So, although in this case the "betterment" was found to be far greater than the whole value of the land taken, of the fence destroyed, and of the severance, *Harding* obtained payment for the value of the land and the fence, and retained the value of the whole "betterment," but did not get paid for the damage from severance. Our County Council was far more far-seeing than that.

As Mr. ADAMS had pointed out, the Victorian Statute must work inequitably. By taking a small piece of a man's land one might seriously damage much of the rest of his estate without paying him for the damage, if only on the whole, in the opinion of an arbitrator or a jury, the property was not damaged more than it was "bettered," while an adjoining owner, none of whose land was taken, might have his property "bettered" even to a greater extent than that of the first-named owner, and yet retain the whole benefit without making any payment for it. The first owner was to be mulcted of all the "betterment" his property might have received thereby because, forsooth, a small piece of his land had been taken. Judging from the information now available, he did not think it would be well to go to Victoria to learn "betterment."

He was sorry that Mr. ADAMS could not give any such definite information as to the basis of "betterment" in the States, but the illustrations which Mr. WHEELER and Mr. ADAMS had given of its working there must surely act as a warning, when on every hand were heard panegyrics on the principle of "betterment." Was it too much to say that the practice of "betterment" obtaining in the States, as depicted by Mr. WHEELER and Mr. ADAMS, was vexatious, arbitrary, and often unjust? It did not appear to him that there was much cause to envy either Victoria or the States

their practice of "betterment," still less should their example induce an attempt to follow it on the same principles.

Before specially noting some of the contents of Mr. WHEELER's Paper he would like to be permitted to say a few words on some remarks which had fallen from previous speakers. He hoped Members would agree with Mr. RYDE that in such matters as that of "betterment" it was their duty as an Institution to endeavour to influence public opinion in the direction in which it should go rather than to follow public opinion—so called—because it had committed itself to some principle, which principle, as it appeared to him, no one had yet shown how to work. Mr. CHATFIELD CLARKE appeared very anxious that the Members of the Institution should not commit themselves against the principle of "betterment," but it seemed to him that, so far at least, there had been no commitment against the principle of "betterment," but quite otherwise. Mr. WHEELER certainly did not commit himself against it; Mr. CASTLE only gave a timely warning as to whither that principle was leading; neither Mr. WOODWARD nor Mr. RYDE committed himself against it; Mr. BEDELLS eulogised it; and he (Mr. HUNT) would not disturb that general consensus. So that all who had taken part in the discussion in that room were embarked together in the boat "Abstract principle," and were launched on the deep waters. But, unfortunately, the boat was rudderless, and he saw no one ready to improvise a proper rudder, or to be trusted with the steering if a rudder were found. And so the boat drifted on the current, he supposed, of Public Opinion—whither? It was not for him to prophesy, but he feared it was drifting into the vortex of unlimited taxation of ground-landlords and of ground-values, and it would not be a matter of surprise to him if ground-landlords, ground-values, and the boat "Abstract principle" were all engulfed in that vortex.

It was said by Mr. CLARKE, after quoting Sir THOMAS FARRER (p. 267), "No gentleman who had spoken had attempted to grapple with the essential justice of the case." As to Sir THOMAS FARRER as quoted by Mr. CLARKE (p. 267), the best answer seemed to him to be Sir THOMAS FARRER as quoted by Mr. ADAMS (pp. 259, 260). He need not repeat these arguments. But the practical answer to Mr. CLARKE was given by Mr. WHEELER on page 225 :—"It is when abstract principles assume a concrete shape that the real difficulties arise," and "the principle of the present measure" (the Strand Improvement Bill) "lies in its detail, and in its detail is its principle"; in other words, "You will fail to understand the principles of any scheme of 'betterment' until you have mastered its details."

Again Mr. CLARKE had said (p. 265) if the legislature did not establish some new or wider principle of adjusting the heavy burdens of taxation a stop would soon be put to improvements altogether. And in thus saying Mr. CLARKE did but echo the words of some members of the County Council. It was but a few weeks since a resolution was proposed to the Council :—"That whilst recognising the great need and just demands of the inhabitants for tunnel communication between Blackwall and Greenwich, the Council is unwilling to add so great an additional charge upon the already heavily-burdened ratepayers, but the Council pledges itself that when it has secured the right to increase its funds by the enforcement of the 'betterment' principle, and the taxation of ground rents and values it will make the construction of the Blackwall Tunnel a first charge upon such increase," and this resolution, in a full Council, was only negatived by a small majority.

He would be very sorry to see public works stopped; but if it was to be a question of stopping public works, or of raising the money to pay for them by inequitable taxation,

“betterment” or otherwise, he, for himself, should vote for the stoppage of the works.

He was sorry that Mr. RYDE introduced his illustrations of the two estates, L and R, on page 252. Not only did he think that his (Mr. RYDE’s) practised hand had made a slip of £5,000 in calculating the value of the estate L, but the sophism which underlay Mr. RYDE’s argument must surely have been manifest to him. Given all Mr. RYDE’s premisses, and that the owner of the estate R—lucky man—was “bettered” to the extent of £25,000, without moving a little finger to obtain it, why should the owner of L grumble, supposing him to be paid all that was fairly and justly due to him, because he had not received such a great slice of luck as his neighbour R? The County Council would make short work of both L and R, and grab the “betterment” of both, and then Mr. RYDE would see that, upon his premisses, the owner of L was £5,000 better off than the owner of R.

The suggestions made by Mr. BEDELLS as to “betterment,” at pp. 272, 273, seemed to him to be fair, just, and practical; but he feared they were too moderate to suit the views of the advocates of “betterment” in the County Council.

A few words as to the contents of Mr. WHEELER’s Paper. In considering “betterment,” as at present understood, he attached little importance to the Sewers Act of Henry VIII.—“A common fund for a common benefit,” and he could not give more importance to the clause of the Act of Charles II. for the rebuilding of London, as he understood it—a sort of give and take, a “*quid pro quo*”; and if there was any “betterment” in the Artizans’ Dwellings Acts, it was so carefully hidden as to be almost undiscoverable.

The word “betterment” had been unnecessarily carped

at. It was an old English word revived. It meant what it said and it said what it meant, and was useful enough for its purposes. Its correlative "worsenment" must come into use; Sir JOHN LUBBOCK had made it Parliamentary, and it had become necessary. He did not think it was yet to be found in any English dictionary, but it soon would be. At all events Dr. MURRAY would have it in his great work, as those who lived long enough would see.

By the general law of compensation it would be found that almost every "betterment" had, in some degree, a correlative "worsenment," and, trite as the remark might appear, it should not be forgotten when considering the result of "betterment."

As Sir JOHN LUBBOCK, acting as the mouthpiece of the County Council in the House of Commons, said in moving the second reading of the Strand Improvement Bill:—"The principle of 'betterment' had almost been forced upon the consideration of the County Council by a recent decision of the House of Lords giving compensation for 'worsening.'" He then referred to the case of *Howard v. The Metropolitan Board of Works*—the "Eight Bells" case at Putney Bridge—and he added:—"Therefore the contention of the County Council was, that 'worsening' having been recognised, they must adopt the principle of 'betterment,' so that the one might counterbalance the other." With singular prescience Mr. WHEELER had anticipated Sir JOHN LUBBOCK eight days before Sir JOHN enlightened the House of Commons as to the origin of "betterment" in the County Council. At page 238 would be found Mr. WHEELER's note of warning not to misunderstand that case, which was well known to most of those present, but those who wished for information about it should read Lord HERSCHELL's judgment in the House of Lords as reported in "Professional Notes," vol. iii., p. 358. He thought

that even a layman might understand Lord HERSCHELL's words. The "Eight Bells" case was not one of diversion of traffic where opportunity was left for traffic to go by the original route if it pleased; it was a case of annihilation of all through traffic by the acts of the Board, and the contention of the Board appeared to have been that in thus destroying the value of the property they were acting within their statutory rights, and that the plaintiff and others similarly situated must suffer the utmost hardship without any compensation. Might a layman be allowed to say that surely Sir JOHN LUBBOCK must be wrong in his application of the judgment in that case? No new principle had been sanctioned. The Lands Clauses Act remained on the Statute Books without any modification of Clause 68. As Mr. WHEELER said, "This case must in no way be regarded "as overruling Rickett's case"—(the too well-known "Pickled Egg" case). That case remained as a precedent, and Sir JOHN LUBBOCK would find that when his County Council had made the Strand Improvement, and had "worsened" all the property on the south side of the Strand from Wellington Street to Essex Street, no owner, lessee, or occupier would be able to obtain any compensation for such "worsenment," the case of *Howard v. The Metropolitan Board of Works* notwithstanding, unless the legislature should sanction the "betterment" Clause (28) of the Bill. If that were done it was to be hoped that a clause would be added compelling payment for "worsenment," as the Council would then be able to seize all the "betterments." He could not, therefore, think that the origin of "betterment" in the County Council had been satisfactorily stated by Sir JOHN LUBBOCK.

But the County Council had another string to their bow in the Strand Improvement Bill itself, as would be seen directly. The Meeting was not discussing the Strand

Improvement Bill, except in so far as it illustrated "betterment." The Report of the Parliamentary Committee of the Strand Board of Works, from which Mr. WHEELER had quoted on pages 227 and 228, had pointed out some of the many blots which disfigured the Bill, but it was only necessary to look at three portions of the Bill with reference to "betterment." The first was the first six lines of the preamble:—"Whereas obstruction and delay to traffic is caused by the narrowness of the thoroughfare known as the Strand, near the Churches of Saint Mary-le-Strand and Saint Clement Danes, and, having regard to the extent and character of the traffic using the said thoroughfare, it is necessary that it should be widened and improved." That defined the object of the Bill. It was for a public improvement, not for a local benefit. The persons who would be "bettered" were the public who travelled eastward and westward between Fleet Street on the east and Charing Cross on the west. But if the public were "bettered," then let the public pay. The Bill provided that they should pay one-half, the other half being paid by the district coloured pink on the map, of which the far greater portion would not be "bettered" at all, and one important section at least would be "worsened."

Sir THOMAS FARRER appeared to be the great authority upon "betterment." That gentleman was quoted by Mr. ADAMS on page 258 as defining the principle of "betterment" thus:—"Let those who benefit pay, and let those who benefit most pay most." Very good. Let them apply the principle. That which was benefited there, as shown by the preamble of the Bill, was the traffic, *i.e.*, goods or persons being conveyed along the street. How would Sir THOMAS make that traffic pay for the benefit derived? Would he have toll-bars and turnstiles put up across the carriageway and footways and take toll? If not, why not?

Only in that way would it be possible to make those who benefited most pay most.

The second portion of the Bill to which reference should be made would be found in Sections 5 and 6. Section 5 defined the limits of deviation, the part coloured green on the maps; and Section 6 gave the Council power to take lands over that area. The clause was important, and as it was very short he would read the words, which were:—
 “ Subject to the provisions of this Act the Council may
 “ enter upon, take, and use all or any of the lands shown
 “ on the deposited plans and described in the deposited Book
 “ of Reference which they may require for the purposes of
 “ this Act, and for providing space for the erection of houses
 “ and buildings adjoining or near to the improvement.”
 Thus the Council might take all that area, about 10,000 square yards, might expropriate all or any of the owners, might sell, lease, or otherwise dispose of that area for the erection of houses or buildings, and so derive all the benefit from the whole of the property. That was the very heart of the scheme. Now, he contended that that heart being taken out, there was left very little indeed of the property which could by any possibility be bettered by the improvement, and that the proposal to tax for “betterment” the area coloured pink was purely fantastic.

The only other part of the Bill with which he had to deal was Section 28—the “betterment” section. It was, unfortunately, too long to read, containing some 36 sub-sections or sub-divisions. Many of these were important, but he would only touch on those vital to the subject. In the introduction to the section would be found the definition of “betterment” to which he had before referred. It said:—
 “ And whereas the Improvement, being effected out of public
 “ funds belonging to or charged upon the ratepayers of the
 “ County of London, will or may increase in value lands or

“property fronting on, or in the neighbourhood of, the
 “Improvement, but not acquired for the purpose thereof,
 “and it is reasonable that provision should be made under
 “which such increased value should be reserved wholly
 “or in part for the ratepayers at whose expenditure
 “it has been produced, therefore——” That was an
 abstract proposition, and he thought it contained a fallacy
 and false logic. If a public body in making an improvement
 for a specific purpose—say, to relieve the congestion of traffic
 in the Strand—in so doing incidentally improved some
 adjoining property, and was therefore to be entitled to
 appropriate to itself the whole of the increased value so
 given to any property, there would ensue a series of con-
 sequences heretofore unthought of. Those who wished to
 see that abstract principle clearly analysed should read a
 letter from the Duke of ARGYLL which appeared in the
Times in the concluding week of January last. In that
 letter his Grace said “If, on this plea, the community might
 “seize on values at one stage, it might quite as justly have
 “seized on them at any other stage. But this claim
 “is incompatible with the universal instincts of men—with
 “the immemorial practice of all civilised societies, and with
 “laws founded in the very nature of things.” And his
 Grace aptly illustrated his position. He said:—“Nor is this
 “principle in itself bettered because there may be cases
 “where some actual work done—some definite and visible
 “operation and expenditure—is the principal element in
 “some special rise of value. There are a thousand such
 “cases of every kind and degree. A new pier is erected on
 “the sea-coast affording a sheltered lounge for invalids, and
 “at once the letting value of every house within easy
 “reach rises greatly. Is the pier company to get this
 “betterment besides its own legitimate revenue?” His
 Grace gave other illustrations, such as the opening up of a

district by a new railway—which it was unnecessary to repeat.

It was desirable, if possible, to find some means whereby the general body of taxpayers might be relieved without unduly oppressing any section of the taxpayers. He did not think that any scheme could override the fundamental basis that public improvements be paid for with public money, *i.e.*, by the community at large. But when, in making public improvements, some special section of property was greatly bettered, could not, by some means, a portion of that great “betterment” be applied in part-payment for the improvement? The property would soon (as had been pointed out by Mr. WOODWARD) pay higher rates on the “betterment” in the Quinquennial Valuation, with increased water rates, &c., but could anything further be equitably extracted? While sharing Mr. WHEELER’s dislike (p. 233) of public bodies becoming landlords on any large scale, he did not see any escape from that course if an equitable recoupment were to be effected. Where any district was to be specially bettered by an improvement let it be scheduled for expropriation like the green section on the maps of the Strand Improvement. By that means the public body making the improvement would get the bulk of the “betterment,” and they could leave the rest for private owners. He did not know why the Metropolitan Board did not so schedule the north side of Dudley Street when they made Shaftesbury Avenue. He thought they might fairly have done so. Beyond that, it might be advisable, in special cases, to adopt, with great care, the suggestions of the Report of the Royal Commission on the Housing of the Working Classes, quoted by Mr. WHEELER on page 224, and also those made by Mr. BEDELLS on pages 272 and 273. Further than that he confessed he did not see his way to a practical adoption of the principle of “betterment.”

Returning to the Strand Bill, if he could not accept the introduction to Clause 28, still less could he accept the working details. Sub-section 1 of Section 28 says :—"There shall be a rent-charge, to be called the Improvement "Rent-charge,"—the total of which, when capitalised, should not exceed one-half of the cost of the improvement. That was vague enough. Mr. WHEELER, on page 234, put that cost at £800,000. Let that figure be taken, although he had heard it stated at one-and-a-quarter millions. The interest and the Sinking Fund for the extinguishment of the loan could not well be less than $3\frac{1}{2}$ per cent., say £28,000 per annum—one-half to become a permanent rent-charge on the "bettered" property, or £14,000 per annum on a rateable value, as given on page 228, of about £130,000, or an average rent-charge of a little more than 2s. in the £ on the whole assumed bettered area.

Sub-section 3 set forth in detail that the Council should frame a provisional award describing the properties which, in their opinion, were or would be "bettered," stating the amount of "betterments," the amount of rent-charge, and the names of owners, lessees, and occupiers, and the person or persons by whom such rent-charge should be paid; and, lastly, restricted the award to property within the area described in a schedule, *i.e.*, the pink area of the map.

The objections to that course were legion. Here were a thousand and one people, owners, lessees, or occupiers, dragged into the net of the Council because in the opinion of someone some "betterment" *would* result, not *had* resulted. It was practically useless to make a speculative valuation of a possible "betterment" which might exist only in the imagination of the framer of the award. But it was a practical grievance, nay a public scandal, that those thousand and one scheduled people should be put to the worry, trouble, and expense of fighting a great public body

with unlimited command of money, or, in default of so fighting, must have judgment registered against their property for a supposititious "betterment." On whomsoever the burden of the rent-charge would ultimately fall, it would fall primarily, from the nature of the holding of property in London, on the occupier. It could scarcely fail to do so.

But let the area described in the Schedule to the Bill, *i.e.*, the pink area, be considered. Mr. WHEELER was staggered by the arbitrary manner in which that area had been defined. No wonder. Its extent was about 50 acres. It included King's College Hospital, the College of Surgeons, New Court Chambers, King's College, and the District Railway, and all the south side of the Strand from Wellington Street to Devereux Court, exclusive of Somerset House. Now, as practical men conversant with these things he asked the Members present, in the name of common sense, how or in what sense or shape could any portions of that pink area be said to be "bettered," except that small portion on the north side of the Strand, west of Church Court, as far as and including the Strand entrance to the Gaiety Theatre, and the other small portion east of the east end of Holywell Street as far as the Law Courts.

Having seen what was included, it would be well to note what was excluded—not to be taxed. All the frontage on the north side of the Strand from Wellington Street to the Strand entrance to the Gaiety Theatre, and the return frontage on the east side of Wellington Street as far as the Gaiety Theatre in that street. This excluded area contained the offices of the *Morning Post*, of the *Field*, the *Queen* newspaper, and the *Law Times*. Now, if there was any property to be bettered by this improvement, exclusive of the green plot, it was the property on the north side of the Strand east of Wellington Street, and of this the Council had excluded the important portion he had pointed out.

As to "worsenment" he should not attempt to better the remarks of the Council of the Institution, and of Mr. WHEELER. There would be no increase of traffic in the Strand from the improvement. The general traffic would be facilitated and it would most probably be partly diverted from the south side, as at present, to the north side. There were many reasons for this.

On looking at the map it would be seen that the north side afforded the most direct route. It avoided the bend south of St. Clement Dane's Church; it led direct to the Law Courts, and it was the sunny side—an important item in this climate. The traffic added to the north side would be taken from the south side, and the property from Wellington Street to Devereux Court (about 425 yards) would be "worsened." This "worsenment" would, in his opinion, far exceed any "betterment" on the north side, exclusive of that on the green area. When the Charing Cross Road was opened, the value of much of the property in St. Martin's Lane was "worsened" about 25 per cent., and he saw no reason why there should not be a "worsening" on the south side of the Strand from the same cause, viz., diversion of traffic.

He need not deal with the remaining sub-sections as to the arbitrator's costs and final award. They might stand or fall with their antecedents. The Council of the Institution had pointed out the unfairness of the terms of redemption in Sub-section 34. There had been doubts expressed as to the permanence of the proposed rent-charge, but there should be no doubt on the point. The charge was for all time. Section 34 was conclusive as to that.

Good intentions went for very little. The County Council had doubtless plenty of them, and they had brought forward a scheme of "betterment" worked out with much labour and care. The working of "betterment" in Victoria

and the United States had been considered, as far as the limited information available had allowed, and this was all that it was possible to know of the practical application of "betterment" at present. The abstract principle of "betterment" was doubtless very proper. Let it be seen in some other application and it could then be carefully considered. Till then he should say, for the reasons he had given, that the scheme of "betterment," as put forward by the County Council in the Strand Improvement Bill, was a mockery, a delusion, and a snare.

Mr. S. GREEN (Fellow) said he felt at some disadvantage in rising to speak on the third evening of such a discussion, for he found that nearly all his ideas had been anticipated, and unless one had something entirely fresh to say it was scarcely allowable to occupy the time of the Meeting. It was admitted by many—by nearly all the speakers, in fact—that the principle of "betterment" should be recognised, and that in the abstract it was a desirable principle; but the question seemed to him to be, what was meant by "betterment"? What was the principle involved, and to which practical men were asked to subscribe?

Was it to be taken, as represented by the speakers on behalf of the County Council, or as put forward by the other speakers who had taken part in the discussion? Was Mr. CHATFEILD CLARKE's view of it to be accepted, or that of Mr. BEDELLS? If the views of these two prominent Members of the Institution, who had given it their support in that room, were to be taken, he was afraid the principle, as promulgated by the London County Council, would fairly fall within the description of the preceding speaker, as being "a mockery, a delusion, and a snare." Even Mr. BEDELLS could not support that principle of "betterment" without using very qualifying, and he must

say, very wise, words. He (Mr. BEDELLS) said it was desirable to "seek studiously to hold an open mind until "some practical solution could be arrived at, and then to "guide the public mind to the carrying out of some perfectly "just, equitable, and practical arrangement." He quite agreed with that; but surveyors, as practical men, must remember that this principle of "betterment," as promulgated by the London County Council, was on the eve of being carried into effect. It would come before Parliament in the ensuing week, and, if its practical critics stood by and did not give full expression to their opinion against it, they would be left in the lurch, and would find the principle endorsed by some Committee of the House of Commons; and, by some accident, perhaps passed into law.

It was admitted by Mr. CLARKE that the price for the redemption of the rent-charge was too high. Forty years' purchase was monstrous in the extreme. The Members present who were acquainted with dealings in property knew perfectly well that a freehold might be taken at 20 years' purchase; but, by the scheme of the County Council, the redemption of the rent-charge might be put at 40 years' purchase, and the freehold extinguished at once by the proposed legislation. Therefore he wished to caution his fellow Members of that Institution not to commit themselves to that principle as put forward, or they might find themselves in a very difficult position.

Then, Mr. BEDELLS suggested that for 7 years no notice whatever should be taken of the improvement; the occupier under a 7 years' lease paying nothing whatever. But if the estimation of the amount of "betterment" was to be deferred for 7 years he should like to know what would be done with reference to other changes of value going on in the meantime, and whether the making of a new thoroughfare or the opening of a new railway station, or the development of some

other property which had added to the value would be taken into consideration in 7 years' time? If so, there would arise difficulties, probably very profitable to surveyors who might happen to be largely engaged in compensation cases, but very detrimental to the interests of owners of property. Assume, again, that the property was to be subject to the quinquennial valuation, as suggested by Mr. BEDELLS. Was not the assessment every 5 years difficult enough to deal with without adding to it a fresh calculation upon the amount added as a "betterment" value for improvement purposes as well as for taxation purposes?

Then, again, was it proposed at that time to take into consideration the depreciation caused by the improvement? He would take a case that was before him at the present time, as the consideration of practical cases was more profitable than any theoretical speculations in which the outside public, who were not practically acquainted with those details from day to day, might indulge. A house was let now, say, at £100 a year; a supposed improvement was carried out, and the rent had to be reduced to £50 a year: he would like to ask the advocates of "betterment" whether the owner would be entitled to compensation for that "worsement."

But how were surveyors to make any valuations on such principles? He admitted that the surveyor's qualifications were generally such as to enable him to make a valuation on any subject that was submitted to him, but he ventured to think it would be absolutely beyond the power of any surveyor to advise his client as to what was the purchasable or mortgageable price of a property under circumstances such as these.

With reference to the principle of "worsement," it so happened that he was at the present time called upon to advise in two cases where that principle, to his mind, came

in most practically and most seriously. A thoroughfare was diverted, causing serious loss and damage, for which it appeared there was really no legal claim against the improving body. During eight months of 1888 the passers-by were 155,279, and for the corresponding eight months of 1889 the passers-by were only 46,022, and the returns of the business done showed a falling off in exactly the same proportion. These figures were most eloquent on the question.

The principle of "betterment," as embodied in the Strand Improvement Bill, was not the true principle or the sound principle. He thought it had been fairly put by Mr. HUNT that a principle to be sound must be sound all round, and it must be considered whether there was really to be expected from the present "betterment" scheme any sound and reliable return. It seemed to him that what might be obtained by "betterment" would be lost by "worsement," and that what the public generally might gain, they would individually and collectively lose in the value of their respective properties. Assume that the Strand Improvement, or any other, were sanctioned by the Legislature, and a plan were exhibited at the town clerk's office, or in any other public place, he would ask what would be the effect of that upon any part of the property which might be brought into the market.

If any estate agent were submitting for sale a large area or block in that district, what would be the questions put to him by the public? They would ask, "Is or is not this included within the area, and, if so, could you give me any idea what proportion of an improvement rate is to be placed upon this property?" It was evident that any objections of that kind would have a very serious effect on the realisation of the property. The facts might be glossed over as carefully as possible,

but it was certain that a careful solicitor or prudent surveyor who was consulted would advise the intending purchaser not to go within four or five, or perhaps seven years' purchase of what he might otherwise be prepared to give. The very moment the improvement plan was published a complete cloud would be thrown over the whole of that property, which would probably for seven or even ten years prevent a proper realisation of its value. He spoke from the experience of many years in the City of London, and he felt sure that all practical surveyors would support him in these views. He would ask the Members of that Institution, as far as their influence reached (and he believed it was very extensive), to do the best they could to enlighten public opinion on this matter and to demonstrate that the so-called principle was a fallacy, and also to point out to the occupiers of premises who had an interest, probably, for from ten to twenty years, that a most serious inroad would be made into the value of their trade goodwill, for they themselves must pay for the first period of this rent-charge, in order to be able to continue carrying on their business. For the reasons he had ventured to suggest, and many others mentioned by previous speakers, he thought that everything possible should be done in practical opposition to the proposed principle as set forth in the London County Council Bill.

Mr. J. R. ADAMS (Visitor) said the gentleman who had opened the debate that evening had expressed a wish that he (Mr. ADAMS) might be able to supplement the information which he gave with respect to the application of the principle of "betterment" in America, and, fortunately, since the last Meeting he had received from his correspondent, in New York, another letter on the subject, and also a copy of the General Statutes of the State of New York for the

year 1888, most of which related to the City of New York. One was an amending statute, giving pretty clearly, although in very wordy clauses, an idea of what it was intended to do there. His friend's letter said :—"The question " of 'additional value' is, as you suggest, always a very " difficult one to determine, and it is entirely in the hands " of the Commissioners, subject, however, to review, on " appeal to the Supreme Court, under certain restrictions. " There are always, in these matters, two questions:—" " the owners of the land taken for the improve- " ment, wish as large an award as possible, and the " owners of the property not taken desire as small an " assessment for the benefit as they can obtain." This was very natural. "Sometimes great injustice is done on both " sides, but as a general thing the principle works well. If " the improvement in the property is *directly* due to the open- " ing of the street, I do not see why it should not bear its pro- " portion of the expense of making the improvement exactly " in that ratio. Commissioners are now sitting to determine " the damage and benefit from the opening and widening of " one of our down-town streets in which the very question " under discussion by you will arise. I do not see why there " is anything wrong in the principle, but it depends entirely " upon all property being assessed in the same ratio." Then the letter went on to mention that there was a limit as to the amount which could be assessed on any one parcel, and that it must not exceed one-half of the valuation placed upon it for the purpose of taxation. That he believed was the general rule all over America; that the taxation could not go beyond 50 per cent. of the value of the property taxed, so that a house worth, say, £100 a year could not be taxed for "betterment" beyond £50. The statute to which his correspondent referred him was Statute 406 of the State of New York, relating specially to the City

of New York. It was an "Act to amend Sections 970 and " 994 of Chapter 410 of the Laws of 1882," which was a Consolidation Act, apparently much like our Lands Clauses Consolidation Act, gathering into one Act various special and local laws affecting public interests in the City of New York. It was practically a Lands Clauses Act of about a thousand sections, and the statute to which he was referring was an Amending Act. He need not read the whole of the section as amended, but it was to the effect that "They" ("The Commissioners of Estimate and " Assessment," as his correspondent noted at the bottom of the page) were to "proceed to make a just and equitable " estimate and assessment of the loss and damage, if any, " over and above the benefit and advantage, or of the " benefit and advantage, if any, over and above the loss and " damage, as the case may be, to the respective owners," and so on, of the premises required for the purpose of laying out and forming a street—that was the particular case mentioned. That was one side; the Commissioners were to form an estimate of the loss and damage over and above the benefit, or of the benefit over and above the loss and damage, in the case of owners whose property was taken. But they were to form "a just and equitable " estimate and assessment also of the value of the benefit " and advantage" of the street, . . . "to the respective " owners, lessees," . . . "of premises not required for the " the purpose." That was simply "betterment."

Then, further on, the clause went on to say that in making their "estimate and assessment of the value of the " benefit and advantage of the said operation," the Commissioners were not "to be confined to any definite limits, " but shall be, and hereby are, authorised to extend such " estimate and assessment to any and all such lands, tene- " ments, hereditaments, and premises as they may deem to

“ be benefited by the operation, and which they may judge expedient to include in their report, in the premises.”

There was nothing there about what some speakers had called “worsement.” There was no provision that the Commissioners should inquire as to what was damaged, although there was a provision that they should inquire as to what was bettered. He had not the whole of the Act before him, so that he could not tell definitely by what process the results were arrived at.

The value was not capitalised in the sense that the London County Council proposed. As far as he could gather they took house A, and decided that it was bettered 500 dollars, or 1,000 dollars, in capital value by the improvement, and then they practically created a mortgage—that was what it came to.

In the case of owners of land taken, the Commissioners were to assess, on the one hand, the loss and damage over the benefit and advantage, and, on the other hand, the benefit and advantage over the loss and damage found; but in a case where the property was not taken at all it might be assessed for “betterment,” but the owner could not get the benefit of “worsement.”

Mr. E. SMYTH (Professional Associate) said that Mr. WHEELER, in his attractive and very comprehensive Paper, had referred in terms of general assent to the second paragraph of the statement put forward by the Council of the Institution. If that paragraph erred at all he thought it was rather in excess of caution than in exaggeration. The supposed “betterment” value, which it was contemplated to intercept, would consist in London of an anticipated increase of rents, arising either from dwellings suited for better-paying tenants, or from shops obtaining a larger trade than would otherwise have been the case. The County Council Im-

provement could not, he thought, in any case appreciably increase the numbers in the Metropolis of those better tenants, or of the trade customers; it could merely effect a shifting of some of them to the improved locality from other parts of London. This, it appeared to him, limited the "betterment" value conferred by the County Council—whatever might be the amount of their outlay—to just what he had stated; and that conferred value, which was all that it was contemplated to charge, was plainly due as compensation to those parties, and only to those, from whom the better tenants, or the trade, had been drawn away by the action of the County Council.

It seemed to him to be intrinsically a question between one small set of people who had gained an advantage, and another small set of people who had suffered a corresponding detriment. But the County Council proposed to levy a charge upon the former class just with the result that the charge would, by keeping down the general rate, be a boon of a comparatively insignificant sum to each one of the Metropolitan ratepayers, extremely few of whom could have a shadow of claim to any part of that compensation.

So far concerning those whom the charge would benefit; then to consider those who would pay it. He believed there was a doctrine generally accepted that it was better to let the guilty escape than in error to punish the innocent. Similarly, he thought that, even in an unforeseen improvement, it would be better to let people go on as now, and take their chances in these matters, than to impose heavy charges which not seldom might turn out to be excessive or even groundless.

Mr. P. D. TUCKETT (Fellow) said he should not think, at that period of the discussion, of endeavouring any further to demonstrate the utter impracticability of this particular

scheme. The map alone showed to his mind that it was impracticable, for if any intelligent surveyor were asked which spot would most benefit, he would probably indicate one not included in the part coloured at all.

He rose to offer a word of caution against accepting the principle of "betterment," even in the abstract, until it was better defined. The illustration from English history, which Mr. WHEELER had given, involved a very different principle, and it would be well to draw a little closer attention to the distinction between the two. When a fen in any low-lying part of the country required artificial draining, it was a matter which did not primarily concern the general inhabitants at all, and if commissioners were appointed to act collectively for the whole of the landowners in a particular fen they would apportion the comparatively small expense among them, and effect a great increase in value at a small annual charge. The transaction was in the nature of a compulsory partnership, of which an illustration could be found very much nearer home in the familiar instance of the making-up of a new street in London, which was not supposed to be required for through traffic, but for the houses that were being built along the side of it. The vestry, after giving the necessary notices, could take it over and make it up, and collect the cost rateably from the frontagers, who were the people really benefiting by it. Now, that might be called "betterment," but it was merely the compulsory division of the cost of an improvement which was made expressly for the purpose of benefiting a particular property, and he very much suspected, with respect to the American cases, that, apart from abuses which might have crept into them, the real principle of the American practice was very much the same. He did not profess any certain knowledge of the matter, but

he suspected that the new roads in the neighbourhood of New York were needed for the development of building land, and made at the instance of little groups of local landowners who wanted them, and that the "betterment" principle simply meant compelling the minority to join in the improvement.

But the London County Council were endeavouring to apply the system to an entirely different case. It was not the same principle at all. Supposing the Strand was wanted to be widened, who were the persons who chiefly wanted it? Perhaps persons who might want to march upon Trafalgar Square, or were interested in the Lord Mayor's Show, or lawyers who wanted to get to the Law Courts, all or any of the millions of inhabitants who might pass that way. The "betterment" of any particular few houses was a mere trifling incident, and the improvement was in no sense made for the purpose of benefiting them. The Metropolitan Board, in such cases, had done what was reasonably sufficient by including in their schemes both sides of a street, or, taking any building or plots of land which they thought would be *very specially* improved. The question was, if the general public, for their own purposes and quite apart from the desire to benefit any particular property, do incidentally and inevitably—because they cannot help it—improve the value at one point and deteriorate the value at another (which must happen), was it right, or in accordance with good sound policy, to compel the owner of any property to pay for improving it and altering its character against his will? When a railway company made a branch line into a district they sometimes asked the landowners to take shares for the purpose of raising the money locally and voluntarily, but it would be going a great deal further than we have yet gone if Parliament were to make a special rate.

on a district in order to enable a company to make a branch line.

He believed that Mr. RYDE had said that it would undermine the security of property, and the desire for it, and the price of it, if it were understood that the public might at any time compel anybody to spend his own money in improving his own property against his will. Unless the principle of "betterment" in the abstract was very much more restricted than it was proposed to be, he was not prepared to assent to it.

A remark had been made in the course of the discussion which he thought ought not to go forth as the general opinion of the Institution. They were asked by one speaker to approve the principle of "betterment"—not because it was right, but because unless it was adopted "a stop would soon be put to improvement altogether, and in that way a great deal of harm would be done to society, and to the surveyors' profession." He supposed the word "society" would include everybody, from an architect to a bricklayer's labourer, who had an interest in the carrying out of new works, but it would be a most unfortunate thing if the Members of the Institution were ever to allow themselves, in discussing a great public question, to be influenced by the thought that some proposed scheme would make work for their profession.

Mr. D. WATNEY (Fellow) said it did not appear to him to be quite clearly understood what the principle of "betterment" was. He had come to the conclusion that, in the abstract, there was something to be said in its favour; but, in practice, the principle, if sound, must work both ways. If where a property was improved, or appreciated by any improvement, the owners of that property ought to pay some

proportion towards the cost of the improvement, then, on the other hand, if a property was depreciated, the owners of that property ought to be compensated. That appeared to him, as far as he could judge, to be the only true principle of "betterment," and the application of one half without the other could not in any way be defended.

If the scheme were ever adopted in its integrity, he felt perfectly certain that no surveyor now living would be qualified or competent to carry out its intricate and complicated arrangements. It was said that the principle had been accepted by everyone, by all the newspapers, and by most of the leading men on both sides of the House of Commons; but he thought that this statement must be taken with the qualification he had already given—that it was the principle in its integrity, and not one half of it, which had met with some degree of public approval.

There was one anomaly in that Bill which had much struck him. What would be thought if a railway company were to prepare a preliminary or provisional award stating what, in their opinion, they ought to pay for the property through which they went? But the County Council were to prepare a provisional award, and the standing arbitrator had to decide upon this award prepared *ex-parte* by the County Council. It seemed to him to be a most unfair and preposterous provision that the provisional award should be prepared by one of the parties interested.

Again, he should like to know how it was possible for a surveyor or for anybody else to say exactly what part of an increment was due to a particular public improvement, and what part to other causes. It appeared to him to be totally impossible. He would put a case. It had been said (and he thought fairly) that the particular improvement under consideration would not effect any appreciable difference for seven

years. Then, suppose there was a lease for twenty-one years with seven years to run; at the end of which time the house which was before let for £100 would then command £150 per annum. How was it possible for any man to tell how much of that extra £50 was due to the action of the County Council and how much to the ordinary progressive increase in the value of Metropolitan property in a leading thoroughfare?

MR. H. C. NEWMARCH (Fellow) said he did not know whether, when a property was included in the "betterment" area of one Bill, it was to be for ever exempt from being included in any other similar Bill. If the red area of the Strand Bill were considered, it would be seen that there was a great deal of that property which would have to be the subject of, or would be nearly affected by, another Bill; as, for instance, that in Clare Market. Was that to be charged again for "betterment"? He felt some personal interest in the question, as he happened to occupy offices on the south side of Lincoln's Inn Fields, and so came within the "betterment area" of the Strand Improvement Bill, although he could not conceive any possible way in which he would be benefited. Another hardship would be done; for every man who had to contribute to the "betterment" tax had borne his share, or his predecessors in title had borne their share, of every other improvement within the Metropolitan area, even of those by which they had in no sense benefited.

MR. A. VERNON (Fellow) wished to add one word with regard to a point concerning American "betterment" which needed further elucidation. Anyone who had walked up Manhattan Island would see that, in addition to the form of local government being different from that in this country, the conditions of the property in relation to improvements were widely different. The "betterment"

system, as applied there, often simply meant that the owners were to be charged for direct improvement of their undeveloped property by new roads constructed at the public cost, and the statute which had been referred to, although it had a thousand clauses, arose in the first place from the intention to charge the costs of the improvements upon the owners who immediately, directly, and very largely benefited by the expenditure. Much fuller information as to the American system was necessary before it could be accepted as a guide for the London County Council.

The idea was a very attractive one, but it seemed to him that the Strand Improvement Bill was a very crude attempt to carry it out. It was conceived in error, and sustained by hopes for the future which, he was afraid would turn out completely delusive. The County Council, with the fear of having to impose heavy rates influencing them, were looking about for some fresh source of revenue, and had promoted this Bill without due consideration of how it would work.

The question would arise as to the principle, which was so generally advocated, that taxation must go with representation. That point he thought deserved much more attention than had yet been given to it. The scheme put forward was fraught with difficulty and danger, and contained fallacious principles which should not receive the *imprimatur* of the Institution.

Mr. T. W. WHEELER, Q.C. (Associate), said that, in accordance with what he believed was a time-honoured custom of the Institution, it was his duty to reply; but a reply, strictly speaking, he would not and could not give, for a reply assumed the meeting of objections, of contradictions, or of controversy. He was extremely happy to think that he might, without the slightest impropriety, adopt Mr. RYDE's

phrase, and say that he had brought forward the subject without treading upon anybody's toes. He thought it his duty to open the subject fully without expressing any cut-and-dried opinions of his own on a question which certainly was novel. He had briefly indicated his own view, which was an extremely simple one. He was, as he had told them, in favour of the principle of "betterments" in the abstract, with two large and important qualifying conditions, namely, a change in the tribunals and a change in the laws. In truth, to adopt Mr. VERNON's words, the present scheme was a crude one, and the existing institutions were not fitted to deal with it fairly on the one side or the other. There was no law to deal with it, and no tribunal which could at the first be safely entrusted with the large powers which would be requisite.

He did not wish either to attack the principle of "betterment" or to defend it. He hoped Mr. HUNT would not think him presumptuous for saying that he did not think the argument either on the one side or the other had gained any strength from the Duke of ARGYLL's "pier" case. There was no analogy between that and the present case.

The present scheme of the County Council, in his humble judgment, was put forward, as one might fly a kite, to see in which direction the wind blew. He hoped the measure had been introduced after careful consideration and careful advice, but it certainly struck him as most remarkable that during the three nights' discussion not a single speaker had said a word in defence of the measure as it stood. Even Mr. CHATFIELD CLARKE would not advocate the "perpetual charge," and abandoned the "betterment area," and that being done, there was wonderfully little left. If the County Council had been agitating the public mind with a vain scheme, it was hardly worthy of their dignity or their position, or the

authority with which they were clothed. He thanked Mr. ADAMS for the kindly and gracious way in which he had furnished the information as to the American system. If the County Council had based their scheme on the American system, it was, nevertheless, evident now that the American system and the County Council were as widely apart as the poles.

Of course, as a lawyer, he had naturally dealt with the subject rather in its legal aspects than in any other. Mr. ADAMS had emphasised the fact that the colonial case was a very strong argument indeed in favour of his (Mr. WHEELER's) suggestion that the exercise of these powers should be limited by powers of appeal. In Victoria all the cases, irrespective of amount, went in the first instance to the arbitrator. From the arbitrator, where the amount claimed is above £300, the appeal was to a jury, and the finding of the Colonial Court was open to revision by the Privy Council.

If our existing institutions did not enable us to deal with this matter satisfactorily Mr. RYDE thought it would be at least advisable to make no alteration whatever in the Lands Clauses Act; but in that respect he differed from Mr. RYDE very widely. The change which he desired to see was the very change which Lord WESTBURY, by his decision in the "Pickled Egg" case, suggested. He could not help thinking that either a lawyer or a surveyor would do wisely to follow such a distinguished authority as Lord WESTBURY when he proposed to bring the principle of depreciation within the Lands Clauses Act.

He would not attempt to deal with matters which were for the surveyor rather than the lawyer. If the adoption of the principle in some form were inevitable, it must be met, but after the whole matter had been fairly discussed, it

might, at all events, be fenced round with safeguards. He was very much struck with the observation of Mr. BEDELLS that the scheme was incomplete and inchoate, and that in truth the London County Council were but "prentice hands," and he could not but think that it would have been very much better if they had limited the work of their "prentice hands" to "prentice" measures, instead of taking up such an extremely difficult and complicated one.

THE PRESIDENT in summing up said that Mr. WHEELER'S Paper had elicited so excellent, so exhaustive, and so thorough a discussion that it was scarcely necessary for him, even if he were able to do so, to supplement or add anything to the remarks already made. He confessed that he recognised fully, what had been admitted by almost every speaker, and by the high authority of Mr. WHEELER himself, namely, that the principle of "betterment" was one that commended itself to the equity and natural sense of justice of the human mind. But behind the principle there was the difficulty—the very grave difficulty—of its application. A great French philosopher had said that when he waved his hand the impulse of that wave could not be measured, it might extend to the furthest limits of space—that *it was only a question of degree*; and he might apply the remark, in some measure, to the question of the application of "betterment" over the wide area set out in the map. It was impossible, without more experience of the application of the principle of "betterment," that any tribunal, of whatever character, could arrive at a basis upon which the levy of a charge for "betterment," whether annual or in capital value, could be made. But he thought distinctly that, after the application of the powers of the County Council in the widening of the Strand, it would be possible

for thoughtful, honest, and candid minds to devise some near solution, more or less wise, possibly, but with some approach to justice and equity, in assessing such values as the County Council had in their minds in the scheme they had drawn.

To his mind Mr. BEDELLS' suggestion seemed to have in it the germ of what might be applicable for arriving at a solution of this important question, and he should certainly hesitate to see that principle attempted to be applied until they had a considerable experience—an experience of, say, 8 or 10 years—before the charge was levied. Even then it should not be an arbitrary or fixed charge, but should be varied with the ever-varying circumstances surrounding such a centre of wealth as the property dealt with in that scheme of "betterment." His friend Mr. WATNEY had said that, at the present time, he believed there was no surveyor, or indeed anyone else, competent to deal with the question. That might be so, but he thought there were a great many Members of the Institution who would, at all events, try, and if the opportunity were afforded, as probably it would be sooner or later afforded, he had little doubt that some equitable and fair solution would be arrived at, and that that Institution would find its ablest and best men employed in arriving at that solution.

He might supplement Mr. VERNON's remarks with reference to the American question by saying that, so far as his knowledge of American land matters went, Mr. VERNON was perfectly right. The principle of "betterment" applied in New York was that, when the public required a road to be made, they took the land and charged on the owners benefited a proportion of the cost of making the road, and a tax also on the improved value to arise from its construction, so that the case was not at all on all-fours with the principle

of "betterment" as proposed to be applied to London. So far as he was aware, all American taxation was levied on capital and not on the annual value of property. He was quite incompetent to throw any more light upon the matter, and could only express, in the name of the Institution, a deep sense of obligation to Mr. WHEELER for the extremely able Paper he had read.

The Meeting then adjourned.

THE PRINCIPLES OF THE EXEMPTION OF PUBLIC UNDER- TAKINGS FROM RATEABILITY.

By F. MARSHALL (ASSOCIATE).

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, Monday, April 28th, 1890.*

MR. ROBERT COLLIER DRIVER (VICE-PRESIDENT)
IN THE CHAIR.

WHEN, some four-and-twenty years ago, the Mersey Docks cases were decided by the highest legal tribunal in the country, it was generally supposed that the principles upon which public undertakings were to be exempted from the imposition of poor and other rates were so clearly defined that in the future little difficulty would be experienced in determining what ought and what ought not to be rated. In those cases the House of Lords had dealt broadly and comprehensively with the question whether property which, though valuable in itself, could produce no profit to individuals ought to pay its share of the public burdens; it had not scrupled, after the fullest consideration, to reverse a doctrine which had been established under high authority for some seventy years; and its judgment was framed in such perspicuous language that it seemed as if no more doubt could in future arise as to its application to particular sets of circumstances than as to its inherent soundness. We have lived to see that the public were too sanguine in this

expectation. Exceptions have, from time to time, been grafted upon the judgment until there appeared to be danger of its authority being disputed; and, although this was probably never anything more than appearance, it at least suggests the desirability of refreshing our recollection of those great cases, comparing the clear lines of principle which were there enunciated, with the glosses since put upon them, and considering how far the latter ought or ought not to be deliberately approved.

One of the earliest cases which, when it is closely examined, would appear to have led to some deviation from the principles laid down in the Mersey Docks cases was that of *The Corporation of Worcester v. The Droitwich Assessment Committee* (2 Ex. D. 49), relating, as will be remembered, to the rating of the Worcester Waterworks. The waterworks had been erected by the Corporation of Worcester at a total cost of £48,000, which was borrowed at interest, and was repayable by instalments extending over a period of thirty years. The ordinary charge made for water supplied to cottages was at the rate of twopence in the pound per annum on the rateable value, which was the *maximum* allowed to be charged for a compulsory supply by the Public Health Act, 1848, while at the same time it was less than an ordinary trading body would have supplied the water at. The question for the Court was “whether the rateable occupation was to be measured by “the profits actually derived from the occupation, or by the “profits which might be derived from it by a person or a “company who occupied the works solely for the purpose of “profit,” and the Court of Appeal decided, affirming the judgment of Mr. Baron CLEASBY and Mr. Justice FIELD, that the works were to be rated with reference to the profits actually made only.

The reasoning which led their lordships to this con-

clusion would at first sight appear to be sound enough. It was to this effect. The Act of Parliament only permits certain charges to be imposed upon property which is the subject of the rate: the charges imposed are the measure of the productiveness of the commodity supplied: this productiveness has therefore been limited by law: the amount of the assessment must be proportioned to the benefit conferred by the occupation; and therefore, as such benefit is restrained by law within certain limits, those limits must regulate the amount of the assessment. If all this had been strictly correct, there would be no escaping from the conclusion at which their lordships arrived; but it is submitted, with great respect, that it is not so. Lord Justice MELLISH, in giving judgment in the Court of Appeal, said:—"An occupier of land is not rateable in respect of the whole profit derived from the land, but only in respect of the profit which he himself derives from the land. If there be a common in the possession of the lord of the manor, he is not rateable in respect of the profits derived by the commoners from the common, although in rating the lands of the commoners the fact of their lands being rendered more valuable by reason of the occupiers being entitled to a right of common is taken into account. So in the present case, the rent, and therefore the rateable value, of every house in Worcester is increased by reason of the occupier being entitled to cheap water from the waterworks of the Corporation; and if the Corporation, in respect of the reservoir and waterworks, were rated at the profit which a tenant under no restriction could get from the waterworks, the same profit would be rated twice over." This was really raising, in another form, the familiar question, whether a brewery which has a number of tied houses connected with it ought not to be rated at a larger amount than a brewery having no such advantage.

The better opinion was that it should not, because the "tie" was a matter of personal contract. But Lord Justice MELLISH says the cottages are to have cheap water by Act of Parliament, and that this would increase their rental and their rateable value. Is it clear, however, that this is an advantage which ought to be included in the value of the occupation of the cottages for the purpose of rating? If by statute the price of meat were kept down within a certain geographical radius, would the overseers be justified in adding a percentage to the rateable value of the houses of all consumers within the same limits? And if so, would it be incumbent on them to give the benefit of a lower assessment to vegetarians, to whom cheap meat would be a matter of unconcern? The supply, whether cheaper or dearer, of such a commodity as water is surely a personal matter, which has nothing to do with the subjects of rating. A cardinal principle of rating is that the tenement should be rated where it is situate, and, it is submitted, should be rated there once for all. Otherwise this inconvenience must follow, that if some of the advantages arising from it become non-rateable by division, the parish loses the benefit of that part of the value of the occupation altogether. Mr. CASTLE mentions this in his remarks upon the case of *The Mayor of Lincoln v. Holmes Common* (L. R. 2 Q. B. 482), where it was held that, if the rights of the freemen to depasture their cattle exhausted the produce of the land, the Corporation were not rateable, although they were the occupiers. At the same time no rate could be levied upon the freemen in respect of their right of pasture; the houses where they happened to live were not rendered a sixpence more valuable, because the right was purely personal, and hence the common escaped rating altogether.

The same thing happened, to an extent, in the case of *The Altrincham Union v. The Cheshire Lines Committee*

(15 Q. B. D. 597), where the London and North-Western Railway Company had the option of paying a commuted toll for their traffic taken over the lines of the respondent Company, and the toll they paid was less in amount than the value of the traffic so passed over the respondents' railway. The Union contended that the assessment ought to be based upon the receipts from the actual traffic, but the Court of Appeal held not, since the amount payable to the occupier was limited by statute. Is not this to "confound" "the rateable value of the property occupied with the" "remunerative value to the particular occupier"—a doctrine which was condemned in the case of *Reg. v. The Rhymney Railway Company* (L. R. 4 Q. B. 276), as a cardinal heresy in rating? "We are of opinion," said the learned Judge in that case, "that the appellants, as sole occupiers" "of the wharves, are liable to be rated in respect of the" "full rateable value of the premises in their occupation," "without regard to the precise amount of benefit which" "they themselves derive from such occupation." I take this to be the true meaning of the judgment in the Mersey Dock cases. There Lord CRANWORTH said:—"If by beneficial" "occupation is meant any occupation of something valuable," "something in its own nature beneficial *to some one*, I think" "it is fair to consider that word as impliedly included in" "the statute. But I can discover nothing either in the" "words or the spirit of the Act, exempting from liability" "the occupier of valuable property, merely because the" "profits of the occupation are not to be enjoyed *by him*, or" "by any one on whose behalf he is occupying, but are to be" "devoted to the benefit of the public." Formerly property escaped rateability because the public enjoyed the benefits arising from it: now it appears it may do so where even private companies and other bodies reap the advantage.

Before parting with the Worcester case it may be

mentioned that, as the judgment was worked out through the figures submitted to the Court, the assessment of the works must have been wrong in any event. The yearly instalment of capital expended on the construction of the works would appear to have been £1,600, while the amount of the instalment and interest payable in the year 1873 is stated to have been £2,976, so that the interest payable in that year would seem to have been over £1,300. As that sum could not be included in the £540 at which the works were eventually held rateable, the interest, which really stood in the place of a rent, escaped rating altogether.

It was easy to foresee that the decision in the Worcester case could not long remain where it was, since, if the doctrine was good for partial exemption, it would be good enough to relieve the occupier wholly from liability. It was not till the year 1883, however, that the Courts were asked to say whether they were prepared to go to that length, in the case of *The Corporation of Peterborough v. The Stamford Union* (31 W.R. 949). That was a case in which Mr. HEDLEY was the rating surveyor, and he felt specially interested in having the matter argued out. The general facts were that the appellants, the Corporation of Peterborough, had erected waterworks at a cost of some £80,000, of which £7,500 had been spent in the parish of Wilsthorpe, in the respondent union, in which parish all the water arose. Interest was payable on the money owing on capital account, but this was raised out of the borough rate. The scale of charges was based upon the current working expenses and the cost of keeping the works in order, under provisions of the Public Health Act, 1875, similar to those in the Worcester case. In the year for which the rate in question was made, the receipts were £759, and the expenses, exclusive of interest, £913, the deficit being supplied out of the borough rate. Under these circumstances the Court

held the works in the parish theoretically rateable, but "rateable at nothing." And from the point of view taken by the learned judges, it is difficult to say that they were wrong. "What we have to inquire," said Mr. Justice SMITH, "is, what the hypothetical tenant would give. "Clearly nothing." That is so, and, if that is the correct and only test, the works were properly rated at nothing. The local authority was prevented by statute from making any profit out of them, and no private individual would give rent for an undertaking from which he could not get a profit. But that was precisely the state of things in the Mersey Docks cases, where, in the event of a surplus arising from the receipts, it had to be devoted, under the Acts, to a reduction of the rates and charges. Yet the docks were held by the House of Lords to be rateable, and rateable at a substantial sum. True, in the Mersey Docks cases, part of the income went to payment of interest to the bondholders, while here the interest was payable out of the borough rate; but that was not a difference insisted upon by the appellants or relied upon by their lordships. In both the Divisional Court and the Court of Appeal, the Worcester case was held to be conclusive; for, though the facts in the Peterborough case were more difficult to face, the doctrine of law was considered to be the same. That doctrine is that, "where land is occupied by a local authority "for public purposes, it is to be assessed at the rent which "a tenant would pay if subject to the same restrictions as "are imposed (and entitled to the same advantages as are "conferred) upon the local authority." In the Worcester case the operation of these restrictions was said to leave a profit of £540, though, in fact, it must have extinguished all profit whatever; in the Peterborough case no profit could be made and none was pretended.

Where, then, is the fallacy of the reasoning which led

up to these decisions? In my humble judgment it arises in the view taken in the Worcester case that the advantages or benefits resulting from the occupation may be severed, the occupier being compellable to pay rates with reference only to such advantages as he himself is able to get. The main, if not exclusive, benefit derivable from the establishment of public waterworks at the public cost is the better sanitary state of the population which must follow—their greater cleanliness, and their generally improved physical condition from having a copious supply of pure water. This cannot be rated, and as no profit can be made there is no value left in the works themselves, applied to their existing uses, which can be. Yet it would be returning simply to the state of things before the Mersey Docks cases if the works were held to be rateable at nothing. Can it be wrong to suggest that as the works are productive of these excellent material results, for the water producing which money is paid by the consumers, they possess a substantial value, in respect of which rates may be properly levied? Take a very simple parallel by way of illustration. A field used for growing corn or other produce is properly rateable; and if ever municipalities become purveyors of edibles for the populations they represent, as they have become purveyors of drinkables and of education, they may find it necessary to enter into the occupation of such fields. Assume that, at the hands of a corporation, corn had to be sold at one-half its market price, should that fact make any difference in the rating of the fields where it was grown? Nobody would suggest it, for the fields would remain just as productive as they were before. Yet the doctrine of the Worcester case would seem to be that they ought to be assessed at a lower sum because of the smaller price at which alone the produce would be saleable. Put the matter in another way. If the corporation were not the owners of the land they must rent it, and

the landlord would certainly not take less by way of rent because the corporation were made public benefactors. Is not the case precisely the same with waterworks? If the citizens did not buy them they must hire them; in other words, they must pay a rent for them, and that rent would be one of the expenses which the Act of Parliament permits a rate to be raised to pay. Rent so being charged upon what is unquestionably valuable property, rates would properly be imposed according to the measure of that rent. Can it make any possible difference that the corporation acquire the freehold by means of borrowed money or otherwise?

The untenability of the position towards which the Courts were drifting, at length became manifest, and in the *West Bromwich School Board* case (13 Q.B.D. 929), counsel for the respondent parish were not called upon to argue, and the wide departure from the Mersey Docks cases suggested by the appellants was pointed out by Lord COLERIDGE. The question there was the rateability of certain board schools, which had been erected or hired and were maintained with the funds in the hands of a school board. The funds for current expenses were provided by the scholars' pence (which would never be sufficient to cover them), supplemented by the rating authority out of the local rate. Of course no profit could be made by the school board. In their general features, therefore, the facts were the same as in the Peterborough case, and counsel for the appellants argued elaborately that there was no beneficial occupation, and that the property ought to be rated at nothing. But their words were addressed to unappreciative ears. Lord COLERIDGE said at once that, since the Mersey Docks cases, it was vain to offer such an argument to the Court. "The principle laid down," said his lordship, "is that it is not necessary that the occupation should be beneficial to the occupier ;

“it is sufficient if the property is capable of yielding a clear rent over and above the necessary outgoings.” Then his lordship referred to the passage already quoted from Lord CRANWORTH’S judgment, and said it seemed to him conclusive of the case. “Here,” he said, “we have an occupation of property unquestionably capable of being valuable in somebody’s hands, because the school board themselves pay rent for it. The property, therefore, being manifestly in itself and in its nature valuable, there is no ground within the decision of the House of Lords to exempt the occupier from rateability.” In regard to the Peterborough case, Lord COLERIDGE added that if the decision there was that, because the occupation of a thing valuable in itself chanced not to be valuable in the hands of particular occupiers because they were occupying for public purposes and could make no personal profit out of it, then it directly conflicted with the judgment of the House of Lords. Mr. Justice MATHEW said, in plain terms, that he dissented from it.

In the Court of Appeal the judgment of the Divisional Court was affirmed, but on narrow grounds and in language peculiarly liable to be misunderstood. Lord ESHER asked, “When has property a beneficial value? When a hypothetical tenant can be found to pay rent for the land. The question is whether the owner can himself obtain a tenant who will pay rent. If he could let it only on terms that would give no benefit, no one would occupy.” Attaching the ordinary meaning to words, it is difficult to understand where the owner could find a tenant who would be willing to pay rent for a school out of which he could not by possibility obtain any profit. If among the available tenants the present occupiers are included, as they afterwards were in the *London School Board* case (17 Q.B.D. 378), that may put another meaning on the words, because

the school board are undoubtedly willing to become tenants, or to be their own tenants, if one may use the phrase, and to give value for the premises either by way of original outlay or as rent. His lordship's *dictum* must be read in that way, or it cannot support the conclusion at which he arrives, and yet it is difficult to read it in that way from what follows. The concluding sentences of the judgment show how near Lord Esher was to reversing the decision of the Divisional Court. In effect he said that if there was no power of leasing, and no power to make a profit, the premises would not be rateable; but that the Court were saved from considering that state of things by the fact that there was a power to lease, and therefore the board could obtain a tenant. I confess I cannot help regretting that his lordship rested his judgment upon any such technical grounds. Surely the property was as valuable in the hands of the board as in those of a stranger, and I am at a loss to understand how the Act of William IV. requires that a power to let to persons other than the occupying tenant should exist before the property in question can have a rateable value.

In this connection one cannot help referring to the remarkable case decided by the Court of Appeal, some three years ago, in which the rating of Owen's College, Manchester, came in question. The expenditure on the land and college buildings had been about £150,000; but the justices who stated the special case for the opinion of the Court found that, if their use was restricted to educational purposes, they would not command a rent of more than £1,000 a year gross, while, if let for any purposes for which they were suited without structural alteration, they would fetch £1,300 gross. No one could complain that on these findings the Court held that they should not be rated at more than £1,300 gross, but the reason given for that decision is decidedly singular. Their lordships said that

the one point for their consideration as the case was stated was whether the trustees of the college could legally become the tenants of the buildings under the provisions of the Acts, because, if that were not so, the assessment at £1,300 would stand, while, if it were, the amount must be increased. It probably was the fault of the justices that the decision of the case was made to depend upon this very narrow issue, but a more misleading test it would be difficult to imagine. The Court held that, because the trustees were authorised by their Act to buy a site and not to hire one, they could not be contemplated as possible tenants, and therefore that £1,300 was the right sum. But has the fact that the persons in occupation may occupy it only as owners or only as tenants anything in the world to do with the rateable value of the occupation? The Act of William IV. says the estimate for the purpose of rating shall be "of the rent" at which the hereditament "might reasonably be expected" "to let from year to year," and the word "rent" no doubt includes the notion of a tenancy; but is it to be said that if land could not be let to a tenant it has no rateable value? If so, it would be difficult to understand on what principle the undertakings of the leading railway companies are assessed to the poor rate. It is to be remembered that, though the word "rent" is used, it is only used as a test of annual value, and the word "*might* be expected to let" is inserted afterwards, apparently to suggest that the test is what the premises would let for in case there was power to let them and they were put in the market. The point is one of some importance, because, in both the cases decided by the Court of Appeal to which I have last requested your attention, the existence or non-existence of a power to lease or hire the property is mentioned as though it were of vital consequence to the decision of the case.

With very great deference for the learned Lords Justices

one cannot help suggesting that we get into a clearer atmosphere when we turn back to some of the older reports. It may be that the points in dispute were more broadly and thoroughly discussed in the earlier days, or that the questions left open in these later times are of smaller comparative importance ; whatever the cause, the fact is there that if we wish to tread securely in the matter of rating we shall do so better by the light of the reports of twenty years ago than of the present time. Where shall we find a more complete exposition of the principle of exemption from rateability in a few words than in Lord WESTBURY'S judgment in *Greig v. The University of Edinburgh* (L.R. 1 Sc. App. 355) ? "It may possibly be held," said his lordship, "that if property is occupied by persons for a "purpose yielding no value at all, and they are absolutely "prohibited from using it in any manner that would be productive of value, it may, I say, possibly be held that there "is no rateable value in that property ; and that in that "sense, therefore, it ought not to be assessed to the poor-rate." But in no other case does his lordship hold that there ought to be any exemption, and when I say exemption I mean either that the property should be left out of the rate-book altogether, or should be "rated at nothing." It is the "barren rock" referred to in the Mersey Docks cases, "neither yielding nor capable of yielding any "profit from its occupation," which alone is to pass rate-free—besides, of course, those premises in the occupation of the Crown which are exempted by statute.

There is one case, decided in 1882 by a Divisional Court, which we ought not to omit to notice, and the more so as the judgment, while concise, was based on broad principles. It is the *Chorlton-upon-Medlock* case (51 L.J., Q.B.D. 458), in which the question of rating certain board schools and public baths was raised. The facts were

similar to those in the Worcester case, any profit to the local authority being in the commercial sense impossible; and the Assessment Committee had carried the Worcester case to its logical conclusion by reducing the rateable value to a nominal sum. The Divisional Court not only held that this was wrong, but they had the courage to say that in their view the sum at which the occupiers ought to be assessed was the amount of rent which a tenant, unfettered as to user, and unrestricted as to charges, would give if the premises were in the market—a view which can only be taken now to be the law if we assume that the statutes under which the schools and baths were acquired impose no “fetters upon the land.” Mr. Justice MANISTY pointed out that the land had a rateable value before it fell into the hands of the Manchester Corporation, and he said he saw nothing in the Acts of Parliament which led to the conclusion that it then ceased to have a rateable value. True, he said, there was a restriction imposed by the Acts upon the amount of profits derived from the use of the buildings; but the fact that the profits were not such as would be made by an hypothetical tenant did not suggest to the Court that the assessment should be on a footing different from that upon which assessment takes place with reference to property all over the kingdom. Pausing there, it is obvious that, however we may seek to distinguish this case from the Worcester case, they are absolutely in conflict. The distinction drawn by the learned judges was that, in the Worcester case, there was a restriction on the use of the land, while here there was only a restriction on the profits made by the particular tenant. When one looks at the Acts of Parliament in question, there appears to be no ground for drawing such a line between them, and the real reason for making the distinction would rather appear to be a desire to avoid the effect of the Worcester case, and fall back upon the simple

principles of the Mersey Docks cases. This becomes the more evident when we find Mr. Justice MANISTY saying that, in his view, the Worcester case does not apply except where the effect of the Act is to destroy the rateable value of the property, whereas, in fact, in the Worcester case, the premises were held rateable at some hundreds a year, and the point immediately determined was whether the assessment was to be proportioned to the amount of the restricted charges or made irrespective of any restriction.

The question of the rateability of public sewers and the pumping-stations connected with them was considered in the two cases of *The Queen v. The Metropolitan Board of Works* (38 L. J., M. C. 24), and the *Metropolitan Board of Works v. West Ham* (L. R. 6 Q. B. 193). The sewers themselves, whether made underground or by means of an embankment above ground, were held not rateable, while the pumping-stations, tramways, engine-houses, and similar property were held rateable at the same amount as if they had been used for other purposes. In giving judgment, Mr. Justice LUSH remarked that "the board must have "rented such premises if they had not become the owners of "them, and a tenant might easily be found to take them "if the board were able and willing to let them;" adding that "the machinery stands on land which is valuable for "occupation, and which would undoubtedly be rateable in the "hands of any other occupiers, and its rateable quality cannot "be affected by the particular use to which it is applied by "the board."

This judgment appears to contain the kernel of the whole matter. If a local authority had no power to acquire land or buildings by purchase, they must become the tenants of some other parties and pay a rent, and it is conceded that such a rent, if reasonable, would be the measure of the annual value for rating purposes. Ought it to make any

difference to the parish if they are empowered to buy and not to hire? It is difficult to see why it should. The actual value of the land would not be affected in the slightest degree, and the parish, that is to say, the other ratepayers, ought not to suffer. Then, the local authority being in occupation as owners or tenants, what is there that should prevent their contributing to the public funds for the support of the poor in respect of land which they have taken out of the hands of private persons in the same measure as those persons would have done if they had then been the occupiers? In respect of a public bridge, or a sewer, or even a lighthouse, we can understand why it should be so, because either no tolls whatever are paid for the use of the hereditament, or are not paid with respect to the occupation itself, and therefore it is impossible for anyone to get a beneficial return for the outlay. But in the case of water-works, board schools, public washhouses, and all kindred undertakings, the benefits from which are enjoyed by certain sections of the community who do make payments in return, it is submitted that they not only ought upon clear principle to be rated, but that they ought to be rated at their full value as productive property, though it may happen to be in the hands of local corporations instead of private persons, as the accidental result of an encroaching paternal legislation.

The only remaining case with which I need trouble you is one that has been reported since the foregoing observations were written—that of *The Mayor of Burton-on-Trent v. The Assessment Committee of Burton-on Trent* (24 Q.B.D. 197), which was decided in the Court of Appeal in November last. The question at issue was the rating of a sewage farm of which the Corporation of Burton are the owners, and which, as was found by the special case, they cannot work as a sewage farm except at a loss. They had spent considerable sums of money in levelling the surface, trenching the land, clearing away fences, making roads, and so forth, and it was further

found as a fact that if the farm with its present appliances belonged to a private owner, he would let, and the Corporation would hire, it as a sewage farm at a yearly rent sufficiently high to support the rate appealed against. The appellants were willing to be rated at the agricultural value of the land, but the rate imposed was £2,000 gross and £1,800 rateable. Oddly enough, the Divisional Court, with Lord COLERIDGE presiding, held that the sewage farm was not rateable at all, basing their decision on the case of *The Metropolitan Board of Works v. West Ham*. The Court of Appeal, on the other hand, held that the full rate of £2,000 could properly be supported, on the ground that the Corporation would be willing to take it as a sewage farm from a private owner at that rent. The form in which the special case was framed no doubt facilitated this finding, but it is a gratifying circumstance that, *quâcunque viâ*, what one cannot help regarding as the proper result should have been arrived at, and the Corporation should be assessed at the same amount as a private company would have been if the undertaking had been in their hands.

Mr. EDWARD RYDE (Past-President) had great pleasure in moving a vote of thanks to Mr. MARSHALL for his Paper.

The subject was one that it would be impossible for them to discuss to exhaustion at the present Meeting.

He was sorry that Mr. MARSHALL had omitted to mention the case of the London School Board, because the decision in that case was diametrically opposed to that in the case of the Worcester Corporation Waterworks. The two cases could not run together in harness, if it were permissible to use such an expression, because, if the decision in either case was correct, the other must be wrong.

Having regard to the time at their disposal, he would suggest that they should limit the discussion to an examination of the Worcester case and of the London School Board

case. He advised them to examine the Worcester case in this way.

The Corporation had determined that the establishment of waterworks would be beneficial to the whole community of Worcester. The Public Health Act enables any town, under such circumstances, to borrow the necessary money for the purpose, and to spread its repayment over a number of years. Interest had to be paid annually, and a sinking fund to reproduce the capital. These payments were made out of the general district rate. The Corporation of Worcester spent £48,000 upon the establishment of waterworks for the good of the whole community, and the payment of interest and the sinking fund out of the general district rate was properly charged on the whole community, as well on those who used water as on those who did not.

The Act provided that the Corporation should supply water, say, to cottages and for other uses, at a small water-rate. The amount of this rate was based upon an estimate annually made of the cost of providing the supply, and was only charged upon the people who used the water. If at the end of the year it was found that the estimate made at the beginning was too small, the Corporation were allowed to make up the deficiency out of the next year's rate. If, on the other hand, it was found to be too large the balance was carried forward to the next year's rate. Now, it came to this. The Corporation of Worcester wanted waterworks, and they provided themselves with such works by borrowing the money to pay for them. Why were they to be left out of consideration when an hypothetical tenant was set up for the purposes of rating? Suppose any three gentlemen in that room occupied exactly similar houses. One found his own capital, and built his house. Another borrowed the money to build the house, and paid interest on the borrowed money. The third paid rent for his house, neither providing the capital nor borrowing it. All three

houses were, properly, rated alike. What did it matter who was the owner of the house, or how he became possessed of it? He was in possession, and the rateable value was the rent which it might reasonably be expected to let at.

Apply this illustration to the case of the Worcester Waterworks, and surely it was not unreasonable to assume that the Corporation would have given as rent a sum equal to the interest on the £48,000 of borrowed money which they had expended on the works, and which interest they paid out of the general district rate.

To go to the case of the London School Board. The School Board was bound to divide London into districts, and to provide in every district a school where education at very low charges could be obtained. If one set up an hypothetical tenant and asked what rent he would pay for one of these Board schools, to be carried on under the same conditions as the Board schools are, the answer would be, a very small rent, if any. If, on the contrary, one assumed that the School Board were competitors for this school, and that the rateable value was to be the rent which it would be reasonable to expect them to pay, the answer would be totally different. The law courts have decided, in direct opposition to the Worcester case, that this is to be done. If that decision was to stand, he did not see how the other could.

He did not wish to detain them, but there was one practical instance to which he would refer. He was asked by the Assessment Committee of some place down in Wales, that had a very hard name which he could not pronounce, whether the Swansea Corporation, who had constructed a large reservoir at a cost of £100,000, was overrated at £1,500. It was one of those semi-natural reservoirs formed by a dam across a valley. The £100,000 expended on it had been borrowed at 4 per cent. interest, so that, in fact, the Corporation stood at a rent for that reservoir of something like £4,000 a year. The Assessment Committee of the

union rated them at £1,500, and the Corporation of Swansea appealed against it. It was some years ago, but the Assessment Committee sent for him and asked him whether they were justified in defending the appeal. He (Mr. RYDE) said, "If you alter the rate you ought to increase it rather than "reduce it." The appeal was fought at Quarter Sessions; and the Chairman put to him (Mr. RYDE) this question, "I do not believe that cost ever had anything to do with "the rateable value of any property, but supposing this had "been a natural hole in the ground requiring no outlay upon "it, what would you say was the rateable value?" He (Mr. RYDE) replied, "I should say if the landowner came "to me and said 'The Corporation of Swansea want my "land to use as a reservoir because it is naturally "formed and they would have no expense about it, and "that if it were not so formed and they made it artificially, "it would cost them £100,000,' instead of spending your "£100,000 in making your artificial reservoir, give me "£50,000 and divide the plunder with me, and you shall "have the reservoir." The rate was reduced by the Session from £1,500 to £900, on what ground he could never understand. He put that forward as one of the difficulties in the interpretation of the law as it now stood.

There was the recent case of the Corporation of Southampton. They appealed against the rating of their new waterworks at Winchester. He (Mr. RYDE) was concerned for the Corporation, and he advised them they could not safely appeal, that the Worcester case was not right, and that their assessment was a moderate one. However, they went on with their appeal, their counsel having advised them that the Worcester case was in their favour, and that the Chairman would be bound by that case. The appeal was dismissed, and the rate confirmed, showing that the Chairman disregarded the Worcester case.

It was a dry subject to discuss, and as they would have

to bring it to a close that evening, he would not say more, in moving the vote of thanks to Mr. MARSHALL, than that he thought the Institution was always indebted to any gentleman who brought forward for discussion a Paper of that kind, and he had much pleasure in moving that Mr. MARSHALL should receive the thanks of the Institution for doing so.

Mr. WILLIAM EVE (Fellow) said he had much pleasure in seconding the vote of thanks to Mr. MARSHALL for his Paper. In a recent decision—given, he thought, by the MASTER OF THE ROLLS—rating had been defined as being “progressive,” as, no doubt, it was; but its progress was very slow. The decisions in three cases had been alluded to on the present occasion, which he ventured to prophesy would not long stand as good law, viz., the Worcester Waterworks case, the Peterborough case, and the Owen’s College case, without which three decisions everything would be clear and consistent; although, if this discussion had taken place three months before, it would have been hampered by the decision in the West Ham case.

That was the case of a pumping station being rated at its value for a purpose other than that for which it was used. He submitted that the fundamental principle of rating was that a thing should be rated at its value for the purpose to which it *is* put, and not for the purpose to which it *might be* put, and he knew of no case prior to the West Ham case in which that principle was not adopted. In rating the pumping station at Crossness, he had felt obliged to ignore the West Ham case, but in consequence of the Guardians deciding not to litigate the matter, that pumping station, like many others, had been for years rated at an improper amount. Therefore, he thought, the MASTER OF THE ROLLS had very justly said that rating was progressive.

As to the Worcester Waterworks case, he ventured to think that Lord Justice MELLISH had not quite apprehended

the point in his decision, the ground of which appeared to be this:—"In the present case, the rental, and therefore the "rateable, value of every house in Worcester is increased by "reason of the occupier being entitled to cheap water." But was this really the result? It was true the occupier had cheap water, but he had to pay increased rates for it to meet the cost of paying the interest on the principal or capital embarked in the undertaking. Thus, the benefit of obtaining cheap water was practically cancelled. If, as he thought, his lordship was wrong, or did not apprehend the real point, the whole justification for his decision was at once removed. If the waterworks were wholly situated in the parish or district which was so benefited by the low price, the rates, of course, would make no difference whatever; but a great hardship was wrought where, as in the Peterborough case, the property was situated without the area benefited by the low price of water, and there seemed to be no justification for dealing with it on the lines of the decision of Lord Justice MELLISH in the Worcester case. Therefore it seemed to him that if the learned judge was right in the one case, that reason did not exist in the other, and could not affect the decision in that case.

He happened, recently, to have rated the remainder of the undertakings in the Swansea case to which Mr. RYDE had alluded, and the decision in that case had frightened him a little, though he did not believe for a moment that it was right. But he could not assess the remaining property at the same rate as he would have done in the absence of this decision, which he trusted would soon be overruled. The great reason of the conflict of opinions and decisions which existed was that in all these cases fact and law were so mixed together. It was, of course, very difficult, even for one with Mr. MARSHALL's ability, to state a case with perfect clearness; but it was astonishing that from the time of Queen ELIZABETH until recently, no one had found the

right way of rating machinery attached to hereditaments. It was singular, too, in the Burton case that the point then settled had been so long carried on on wrong lines. It was true that the lower court adopted the view of the appellants in that case; but that was always anticipated, as it was with the object of getting the West Ham case overruled that the matter went on to the Court of Appeal. His impression in these matters was that the law was pretty well settled. If anybody were so bold as to take far enough any case which rested on the decisions in the Worcester Waterworks case, the Peterborough case, and the Owen's College case, it would be with a result similar to that pointed out by Mr. RYDE in the London School Board case, where the principle was identical, and yet the decision conflicted with those in these particular cases. He hoped the Paper which Mr. MARSHALL had read would have the effect of drawing more attention to the subject, which was one of immense importance to ratepayers generally, and that on consideration of it someone or other would be induced to take this matter up.

There was one subject which had not been alluded to, but which he thought of very considerable importance. Last year an Act of Parliament was passed for rating lunatic asylums, which was a great relief to many of the parishes in which they were situated. He knew of one parish where the rateable value had been increased 33 per cent. by the Act. The lunatic asylum was a positive injury to the parish in which it was situated; it prevented the development of building land; the very name deterred people from coming to reside near, and the name of the station had, in point of fact, been for that reason changed, and yet the asylum had not hitherto contributed its share toward the rates. He would go a step further and ask with regard to the rating of cemeteries held by local boards of health, was it not monstrous that they should be allowed to

be located in a parish which derived no benefit from their presence, that they should injure the value of land around, should cut up the roads by the numerous funerals that went past, and get all the benefits of access to their property, and yet, forsooth, should be called upon to pay only what the land was rated at at the time it was acquired? In the case of lunatic asylums the injustice had been removed, and he hoped and trusted it would not be long before this other injustice, viz., that of cemeteries, would also be repaired.

Mr. BRADSHAW BROWN (Fellow) said this was a somewhat difficult subject, neither was it very easy to deal with Mr. MARSHALL's Paper without having had further opportunity to consider it. But with regard to the exemption from rateability of public undertakings, such as those of dock companies and others, which were rated on their profits, whether making profits or not, he desired to make one or two observations; for the district of Poplar, for which he acted as rating surveyor, was suffering terribly from the impecuniosity of the East and West India Dock Company.

Perhaps he might be allowed to deal generally with the subject, giving figures as accurately as his memory enabled him to do. Some 10 or 15 years ago the rating of that undertaking to the Union was about £90,000, but from the ruinous competition that had taken place that rating was now reduced to something like £30,000 or £35,000, and there was an application now before a Court of Arbitration for a still further reduction. It was obvious that if this went on in Poplar, the parish would not only receive no rates from the East and West India Dock Company, but must make up the deficiency from other sources. This was a very serious prospect for an industrial parish such as Poplar, where the very competition which reduced the contributions of the Dock Companies brought thousands of poor people into the parish, while the fact of

their work being unremunerative sent hundreds of them to the workhouse for the ratepayers to keep.

There was another subject which Mr. MARSHALL, in his able Paper, had not noticed, and that was as to the rating of charitable institutions. He thought all were agreed that charities, as charities, should be exempted from rating up to a certain point, or that they should, at least, be tenderly dealt with; but on this subject he should like a general opinion.

His object in rising had been to endorse heartily what the previous speakers had said, viz., that something should be done to have the law and justice of these cases so clearly understood and defined that those who ran might read. At the present time each rating surveyor seemed to go on his independent way, and frequent conflicts of opinion and disparities of practice occurred between men of equal rating experience. If the subject of rating, and more especially the rating of machinery, could be effectively settled by Parliament, it would tend to facilitate the work of all surveyors, and would make more pleasant the relations between those who rated and those who were rated.

Mr. RYDE thought it well to say that, as in the Peterborough case, referred to by Mr. EVE, where the works were outside the union, so at Worcester they were in the Droitwich Union, which derived no benefit from the works.

Mr. W. WOODWARD (Fellow) said that although Mr. RYDE had suggested that the discussion should be confined to the Worcester and London School Board cases, he had dealt so exhaustively with those two cases that, at all events, he (Mr. WOODWARD) had not a word further to say on them; but another question of rating was arising which, he thought, might well come within the purview of the Meeting. He referred to the rating of vacant building land in London, on

which, in many cases, a prohibitive price was put with the result that the parish lost the benefit of what would be its rateable value if built over. He thought that, where the freeholder had, but did not exercise, the power to let his land, an assessment might be made on imaginary buildings estimated to produce a certain rental. He would not say that the owner should be rated at the whole gross value of the land, but that a principle similar to that adopted in the case of houses should be applied to vacant land. The reference in the Paper to the question of water-rates brought forcibly before his mind the gross injustice which was involved in the present system, by which a man who improved his premises without increasing his consumption of water by one drop was charged an increased rate; but, as he supposed this question was somewhat beyond the scope of the present discussion, he would content himself with joining in the thanks of the previous speakers to Mr. MARSHALL for his very interesting Paper.

Mr. MARSHALL, in reply, said he believed it was the ordinary usage at these Meetings to reply, as it was called, to the observations made in the course of the discussion. Happily for him, he had little to reply to, because with everything, nearly, that had been said he entirely agreed.

With regard to the case of the London School Board, he entirely concurred in what Mr. RYDE said, that it and the Worcester case could not possibly stand together as law. It was singular that the Court of Appeal, with all its intelligence, was so long in discovering that the actual occupier might be taken into consideration as the possible tenant, if in fact he was the owner.

In giving judgment in the Burton case, Lord ESHER said that when a special case was stated the Court carefully confined itself to the points raised, and, because the subject of rating was difficult and complex, the Court took care not

to travel out of the particular case before it. He was afraid that, in putting the case in that way, Lord Esher hardly did himself or the Court justice; but certainly it was rather a *naïve* explanation, and enabled one to understand why some of the earlier judgments had been, to some extent, conflicting.

He could not help thinking that the words of Lord Justice MELLISH, which he had ventured to quote in the Paper (and which Mr. EVE repeated in his observations) were at the bottom of all the trouble in the Worcester case, and that the argument was a fallacious one seemed to be evident when all the facts of the case were carefully considered.

In a letter which he had received that morning from their old friend Mr. HEDLEY, who took a great interest in the matter, he said that it resulted from the decision in a recent Birmingham case that the addition in value which Lord Justice MELLISH spoke of was, in point of fact, the additional value of the water, and, being a so-called water-rate, it ought not to increase the assessment of the cottages (*Smith v. Birmingham*), and that the additional value which Lord Justice MELLISH said ought to be put on to the cottages, according to recent decisions ought to be put on to the waterworks as a rate in aid (*Dewsbury v. Penistone Union*).

With regard to Mr. WOODWARD'S observations as to the taxing of vacant land, though one might desire, perhaps, to see it rated if possible, still it would effect so great a revolution in the theory of rating that he thought the time must be at least a little distant before it came about, for the principle at the bottom of rating was that the *occupier* should be rated, and in the case of vacant land that would, of course, be impossible.

As to the increase of the water-rate with the rateable value of property, the question was somewhat foreign to the subject under discussion, though, perhaps, it was a matter to which the attention of the public would be speedily directed.

He cordially thanked the Members present for the

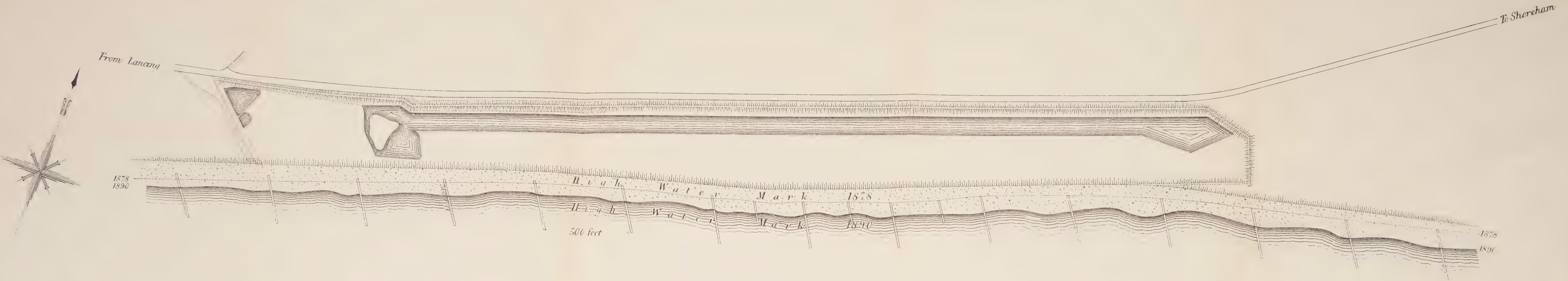
patience with which they had heard his Paper, and he had only to add that any trouble he had taken had been amply requited by their kind attention.

THE CHAIRMAN said there seemed to be such a consensus of opinion on the question, which had been so ably dealt with by Mr. RYDE, Mr. EVE, and Mr. BRADSHAW BROWN that no remarks of his could improve what had already been said.

The vote of thanks having been put and carried unanimously, the Meeting then adjourned.

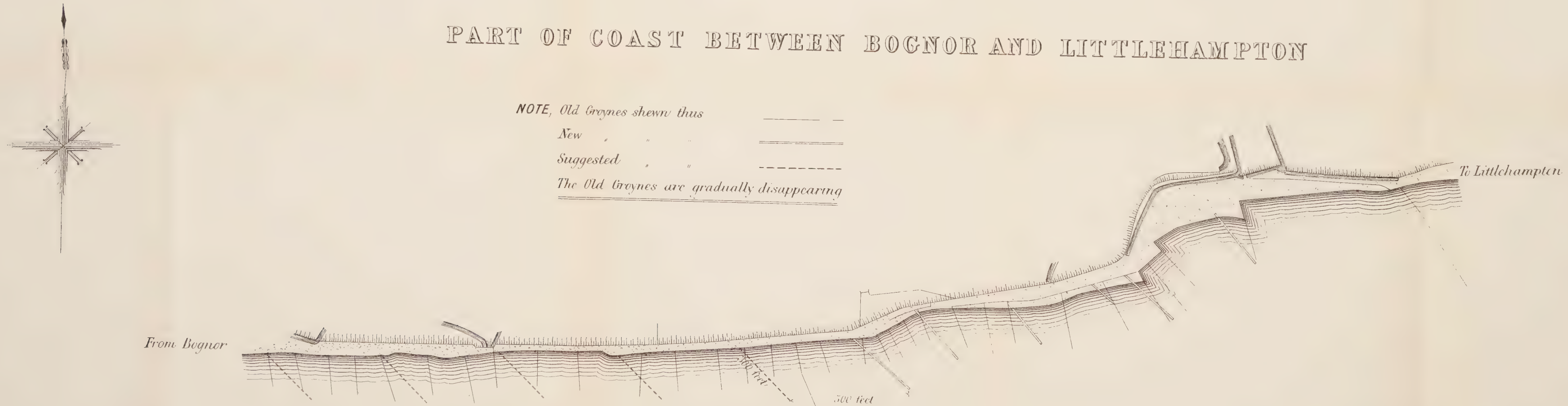
LANCING AND SHOREHAM PARISHES, SUSSEX

SALTS FARM



PART OF COAST BETWEEN BOGNOR AND LITTLEHAMPTON

NOTE, Old Groynes shown thus
New " "
Suggested " "
The Old Groynes are gradually disappearing



Scale 5000



THE ENCROACHMENT OF THE SEA
ON SOME PARTS
OF THE ENGLISH COAST,
AND
THE BEST MEANS OF ARRESTING IT.

By R. F. GRANTHAM (Associate).

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, on Monday, May 12th, 1890.*

MR. ELIAS PITTS SQUAREY (PRESIDENT) IN THE CHAIR.

THE subject of the encroachment of the sea offers a wide field for investigation, involving an inquiry not only into the erosion of the coast which may be seen in daily operation, but also into the subsidence of land, evidence of which we have in the submerged forests existing all round our shores. Dr. GEIKIE remarks:—* “It is difficult to trace a downward “ movement of land, for the evidence of each successive sea “ margin is carried down and washed away or covered up. “ In the great majority of cases where such an advance is “ taking place it is due, not to subsidence of land, but to “ erosion of the shores. The results of mere erosion by the “ sea, however, and those of actual depression of the level of “ the land cannot always be distinguished without some “ care. The encroachment of the sea upon the land may “ involve the disappearance of successive fields, roads, houses, “ and villages, and even whole parishes without any actual “ change of the level of the land.”

* Text Book on Geology.

The great storm of January 23rd, 1890, proceeding from the south-west at the time of an unusually high tide, did an enormous amount of damage along the south coast, and if the sea did not actually encroach it paved the way for further encroachment, overflowing low-lying lands and breaking through sea-walls erected for the defence of the coast line.

We are, however, chiefly concerned now with the loss of land by erosion, as it is a source of much pressing anxiety to the landowners possessing sea frontages, whose difficulty often is, having regard to the substantial character required in all works exposed to the power of the sea, and seeing that encroachment measured by acres is usually slow and the annual loss comparatively insignificant, to determine upon the character of the works necessary for the preservation of the property.

It is proposed, then, to consider the general circumstances in which this loss of land occurs, and, although no rules can be laid down, to classify the various works applicable to different situations.

For the purpose of this inquiry, land may be divided into two classes, viz., agricultural and building land, and the circumstances of the two classes will be governed by their level relatively to the level of high water of the tides.

Considered only as agricultural land, it rarely happens that it is profitable to undertake works for its protection where the surface is above the level of high water, while, on the other hand, land of that class below the level of high water must be preserved from overflow, and land which has been built upon or which has a prospective building value will always repay the cost of works properly designed and constructed. But although the loss in acres may be gradual, everyone realises the fact that a large portion of our coast line, particularly on the south and east, is of growing im-

portance, and that every piece of frontage, if only agricultural land at present, is a watering place in embryo. It is only necessary to point to such places as Bournemouth, Eastbourne, Westgate-on-Sea, Clacton-on-Sea, Walton-on-the-Naze, and Cromer as illustrations. Thus, the distinction between agricultural and building land is one which in many cases very few years will obliterate. The value of the land once lost to sea cannot be regained without involving questions of foreshore rights described by Mr. HANS HAMILTON in his Paper* on the subject.

The abrading of the coast line is effected by the combined influences of the sea, rain, and frost acting on the varieties of soils exposed in the cliffs, but they operate in different degrees according to the nature of the soil and the height of the cliff. Generally, the sea undermines the cliff and carries away the debris of falls and slips caused by land water and frost, assisted by the spray from storms; the softer the soil and the lower the cliff, the more rapidly the action takes place, and the further the coast line is set back. Where the land lies below the level of high water, and is protected by travelling beach, the sea encroaches by sweeping the accumulation of shingle inland during storms, thus gradually covering up the surface. A description of various parts of the coast where the waste has been most conspicuous, such as part of the coast of Yorkshire, the coasts of Essex, Suffolk and Norfolk, the chalk cliffs on the coast of Kent, the low cliffs on the south coast, and of those in Dorsetshire and elsewhere will perhaps best illustrate the varying circumstances in which degradation occurs.

The wearing away of the coast of Yorkshire from Flamborough Head to Spurn Point, a distance of about 40 miles, has been the subject of much observation, the waste being continuous throughout that length, the sites of

* "Transactions," Surveyors' Institution, vol. xviii.

churches and buildings having gradually disappeared into the sea. The strata exposed in the cliffs are drift and boulder clay, the top surface of the latter being in some places above, and in others below the level of high-water spring tides. The foreshore consists of boulder clay covered with shingle, which is constantly travelling southwards, owing to the greater influence of the northerly winds. The sea scoops out the boulder clay and undermines it, and the land water and frost bring down the earth above in slips. The materials thus brought down form a temporary barrier to the beach, preventing erosion for a time, but they are gradually washed away and fresh slips occur. The rate of erosion on this part of the coast, taking an average over the 40 miles, has been estimated by Mr. OLDHAM at $2\frac{1}{4}$ yards per annum, and by Mr. SHELFORD also at $2\frac{1}{4}$ yards. But Mr. PICKWELL*, who has constructed groynes there, considers the annual loss must have been greater. At Withernsea and Hornsea substantial timber groynes have been erected at right angles to the shore line, 200 yards apart, with the result of driving the ordinary high-water mark of spring tides 50 to 80 yards further seawards.

The careful examination of the east coast by Mr. REDMAN,† between Hunstanton and St. Osyth, at the mouth of the River Colne, showed that a length of about 40 miles out of the whole distance was rapidly wearing away. The cliffs subject to degradation at Hunstanton, are about 60 feet high, and consist of white and red chalk; and those at Cromer are 30 to 40 feet high, rising to 250 feet at the lighthouse, and consist of bright sand with deposits of water-worn flints. The beach from the west side of Cromer travels from west to east. On the east coast of Norfolk,

* Min. Proc. Institution Civil Engineers, vol. li.

† Min. Proc. Institution Civil Engineers, vol. xxiii.

Suffolk, and Essex, the cliffs, where erosion takes place, vary from 15 to 60 feet high, and consist variously of loamy clay, London clay, and crag composed of shelly sands and marls. The course of the travelling beach on this coast is from north to south. Large accumulations of shingle are to be found, between Hunstanton and Woolverton Creek, for a distance of about 8 miles, and from Aldborough to Landguard Point, a distance of 20 miles. Mr. REDMAN found that in some places the waste took place at the rate of 3 feet per annum; in others, from 2 to 4 yards. Various kinds of defensive works have been adopted—timber breast-work, timber groynes to arrest the beach, and masonry walls—with more or less success.

Crossing the estuary of the Thames, we come to the chalk cliffs on the north coast of Kent, varying in height from 30 feet to 60 feet, the condition of which exhibits very strikingly the work of undermining done by the sea. The chalk foreshore is very flat and for the most part is covered with seaweed, and there is no movement or accumulation of beach, the only deposit being a thin covering of sand brought in by the north-east wind and washed out again by the prevailing north-west wind. The manner in which the cliffs are indented and undermined with deep gullets, some of which extend 20 yards into the cliff and are 6 feet wide and 10 feet high, is no doubt familiar to everyone. It may, however, be worth remarking that the general direction of these indentations and gullets, as exhibited between Margate and Westgate, point towards the north-west, the direction of the prevailing wind. Masonry sea-walls have been built at the foot of various portions of the cliff, the foundation being exceedingly good, and no works of a less substantial character would be sufficient to protect it, the general level of the foreshore at the foot of the cliff being about 6 feet

below the level of H.W.O.S.T. Inasmuch as the land is eligible for building, the safety of the sea frontage must be secured, and the outlay will ultimately be more than repaid by the enhanced value of the property. Special surveys, made in 1878 and again in 1886, showed that the coast line has been set back where unprotected, at the rate of 2 feet per annum, although, as in all other parts, the cliff line is very irregular, the deepest bays having been scooped out where the cliffs are lowest. This rate of erosion has been verified by a comparison made with old maps by the late Mr. JOHN MURRAY, M. Inst. C.E., which show that about 300 feet of depth have been lost in the last 150 years. The loss in area, on a frontage of 1,200 yards, amounted to about 25 acres, or something like 1,200,000 cube yards of chalk.

On the south coast of Kent we have an instance of a different form of sea defences in the work known as the Dymchurch Wall, which protects Romney Marsh, so fully described by Mr. BURROWS * in 1885, the surface of the marsh being below the level of high water. There is reason to believe that at one time the shingle bank extended from Hythe to Romney, but the beach was gradually removed, and, as the high tides occasionally washed over portions of it, inset walls of earth were thrown up inside it. As the beach diminished, the face of these walls became more exposed to the wash of the sea, and a variety of works such as "arming," consisting of fascine work of brushwood, held down by stakes, stone paving at steep slopes, and rough blocks thrown down pell-mell, was adopted. The slope of the front face was very steep, and, although stone came gradually into use, the protection proved to be of a very temporary character, requiring constant repairs. This became so serious that at length it was determined to pitch the front face of

* "Transactions," Surveyors' Institution, vol. xvii.

the wall and foreshore with stone, laid on a bed of concrete, to a properly formed and regular section. A long slope of Kentish ragstone, pitching upon a foundation of concrete, was formed to inclinations, varying from 1 in 9 at the foot to 1 in 6 near the top, with 3 parallel rows of piles driven between the stones where the heaviest seas broke, and finished at the top with a hollow curve of 7 feet radius.

When this work was completed, the annual expense of maintaining the whole length of about 4 miles was reduced from £10,000 to £4,000.

During the storm of January 23rd last Sandgate sea-wall and Parade were breached in several places.

At Hastings and St. Leonards the groynes were much damaged, and 50 yards of sea-wall were washed down.

Westwards of St. Leonards, Mr. REDMAN * states that "the recession or degradation of the shore line as far as Pevensy Bay, where there formerly existed a haven, now entirely blocked up by shingle, has been very great (amounting in some places to as much as 7 feet per annum), and several martello towers have, in consequence, been removed by the Ordnance, and others will have eventually to be abandoned, the groynes along the shore being of little use, from the beach having retreated inland beyond their influence, and passing on irrespective of them."

The high chalk cliffs between Beachy Head and Brighton exhibit constant decay, and the cliff line is continually being set back. The sea-wall from Blatchington to Newhaven was much damaged and breached in several places by the great storm of January, and at the same time at Brighton there was great loss of shingle and damage to the foreshore. West of Brighton the low clay shore is being constantly abraded, some parts of the coast, as for instance on the frontage of Shoreham and Lancing parishes, and on that

* Min. Proc. Institution Civil Engineers, vol. xi.

of Middleton parish, lying below the level of high water, and thus exposed to the danger of overflow. Sea-walls and groynes have been erected according to the circumstances of the particular place, but in many parts the groynes have been neglected, to the danger and loss of the frontage, and in many localities have been placed in directions which are not the best calculated to effect the purpose for which they are erected, viz., the accumulation, and what is of still greater importance, the retention of the beach.

The course of the travelling of the beach was minutely described by SMEATON * in 1771, in reporting on the injury caused by the movement of the beach to Dover Harbour. In speaking of the accumulation caused by falls of cliff he says:—"Undoubtedly till these promontories get charged to
 " the full with beach, the greatest part will be there retained,
 " and in consequence the constant supply being cut off, the
 " quantity eastward of the falls will gradually diminish by
 " removing still further east. That these falls if rendered
 " permanent would permanently retain a quantity of beach
 " sufficient to charge them, and in consequence make an
 " addition to the coast for some space westwards thereof,
 " I can readily admit, but that after they are full charged
 " with beach they will continue to stop the constant supply
 " from getting round these heads, and again driving along
 " the coast eastwards as it had done before, is what is by no
 " means clear to me. The matter rather presents itself to
 " me in this light; that, in fact, by such time as these falls
 " get fully charged with beach, or perhaps sooner, they get
 " so far washed away as to begin to lose it again, and as by
 " this means their power of retention after they are full
 " never comes to the proof, this makes it to be imagined
 " that the beach begins to move eastward merely in con-
 " sequence of the falls washing away, and therefore, had

* Smeaton's Reports, vol. iii.

“ the point been permanent, the beach would always have
“ been stopped.”

“ I can, therefore, readily admit that if jetties were run
“ out to the same length as those falls, they would, if pro-
“ perly maintained, permanently retain a certain quantity
“ without afterwards letting that quantity go again, as the
“ temporary falls or jetties now, but I am no ways con-
“ vinced that they would tend to stop the constant succession
“ of beach from getting round their heads after they are
“ full, and then driving along the coast as before.”

This completely describes the movement of the beach, and it is obvious that any works which cause an accumulation at any one point will be the means, so long as the accumulation goes on, of depriving the coast line of its supply further eastwards or southwards, as the case may be. But while certain winds cause an accumulation, other winds take it away, and although all groynes will retain some beach, yet it is most commonly unequally distributed by being heaped up on the side of the prevailing wind, while there is deep water on the other, and as long as this is the case, a permanent advance of the beach seawards and a corresponding recession of high-water mark cannot be expected.

The principle upon which groynes should be erected was clearly and, as I venture to think, correctly enunciated by Mr. JOHN THORNHILL HARRISON*, M. Inst. C.E., in 1848. He remarked :—“ A groyne run out in a slanting direction from
“ the prevailing winds appears the most favourable. The
“ power of the prevailing waves to sweep out the shingle from
“ behind the groyne and carry it forward would be greatly
“ diminished, and they could only act on the beach some
“ distance beyond the groyne. On the other hand, it would
“ encourage the accumulation behind it of shingle driven by
“ the waves from other quarters, whilst, as these impinged on

* Min. Proc. Institution Civil Engineers, vol. vii.

“ the groyne on the outer side, they would gather strength
 “ as they ran along it, and would exercise considerable power
 “ in carrying the shingle back.”

An experience which I may here relate, gained during the last twelve years on a portion of the south coast between Shoreham and Lancing, Sussex, seems to confirm the correctness of this principle.

HORSFIELD*, in his History of Sussex, published in 1835, states that in 1684 the farm called The Salts, the site in question consisting of about 600 acres, was by embankment secured from the influx of the tide, and added to the valuable estates then held by Sir WILLIAM GORING. Previous to 1878, the sea frontage of this land, extending over one and a half miles (Plate I., p. 337), was the source of great anxiety to the then landowner, the sea flowing over the beach and wearing it away, and threatening the inner wall or bank (which is only of earth covered with turf) alongside the road, behind which the level of the land is 5 or 6 feet below the level of high water, some old groynes affording no adequate protection.

At the suggestion of Mr. SWALES, the late harbour-master of Shoreham, to whom I am indebted for information as to the damage caused by the storm of January, and upon the grant of a loan by the Inclosure (now the Land) Commissioners, under the advice of Mr. R. B. GRANTHAM, timber groynes were then erected, each about 300 feet long and 500 feet apart, along the whole length of the frontage in a “slanting direction from the prevailing winds.” The result has been completely successful, the top ends of the groynes, which were placed 8 feet above the then surface of the beach, being now entirely covered with it on both sides of each groyne, and the high-water mark driven 85 feet, and more, seawards. The work has been carefully main-

*The history, antiquities, and topography of Sussex.

tained ; the cost of maintenance during the past twelve years has been £1,757, including the sum of £56, the damage done by the great gale of January last. The quantity of shingle accumulated amounts to about 107,000 cubic yards.

The construction of groynes upon the same principle is now in progress on the sea-front of Middleton Parish, near Bognor, Sussex. Middleton has suffered much from encroachment of the sea, and its old church disappeared about fifty years ago. DALLAWAY,* in 1832, speaks of it as then standing on the edge of the cliff, in imminent danger. We are enabled to ascertain a close approximation of the rate at which the coast has been wearing away and of the loss of the land to the parish. HORSFIELD writes in 1835 that the parish contained 380 acres. The schedule of the Ordnance Survey made in 1876 states it at 370 acres, but $7\frac{1}{4}$ acres of shingle bank included in the schedule must be deducted from this quantity as so much land destroyed, leaving $362\frac{3}{4}$ acres, and showing a loss of rather more than 17 acres in forty-one years. Taking the length of the frontage of the parish we get an average annual loss of between 2 and 3 feet, some parts probably more and some less. This loss is in spite of the numerous groynes along that part of the coast, although, no doubt, the waste would have been greater without them.

From the large accumulation which has already taken place at the new groynes constructed last year, there is little doubt that in time sufficient shingle will have collected to protect the coast from further encroachment. In some parts of this coast, however, groynes of very light construction have been erected without any system, until at some points there appear to be forests of piles on the shore without any permanent good. (Plate II., page 337.)

Throughout the length of coast between Worthing and

* Rape of Arundel.

Bognor the sea during the gale of January advanced between 6 and 10 feet where there were no proper sea defences, and at the frontages of the two towns much damage was done to the defence works. At Aldwick, further west, the sea did not advance much, but the damage to breastworks, park walls, and defences generally was very great.

From Selsey Bill to Chichester the annual loss of land varies from 10 to 20 feet, and on the occasion of the gale upwards of 200 acres of land were inundated, and for a time farm and other houses were abandoned.

As instances on a larger scale of the loss by encroachment of the sea on this coast, we may refer to Pagham Harbour*, Sussex, and Brading Harbour†, in the Isle of Wight, which once formed part of the mainland, but were occasioned by inundation of the sea, and both harbours, up to within the last few years, were subject to the regular overflow of the tide. It is only of late years that they have been recovered.

In the Isle of Wight various parts of the coast are subject to erosion, but here the land springs, acting on a slippery subsoil, have been the primary cause of the waste of land, while the sea by degrees washes away the fallen masses. Considerable loss in this way has taken place at St. Helen's, where the cliff, which slopes up to a height of about 100 feet above the sea, consists of soils of a very slippery nature, described in the Ordnance map as pale greenish and yellowish marls, in the Bembridge, Osborne, and Headon beds, through which water percolates and from time to time causes slips of large masses. In 1866-1867 a masonry sea-wall was built for a length of about 500 yards at the foot of the cliff. The greater part of this wall has

* Horsfield's History, &c., of Sussex.

† Smiles' Lives of Engineers.

stood, but some of the most exposed portions have suffered damage, the foundations being very bad for works of the kind.

Heavy slips also formerly occurred close under the fort at Yaverland, near Sandown, and at Cliff End, near Yarmouth, and works, which proved very successful, were undertaken to prevent further slipping and erosion. At Yaverland the cliff consisted of yellow clay overlying the gault or locally "blue slipper"; while at Cliff End the soil also consisted of yellow and blue clay. Pipe drains were laid 12 feet apart up the slope through the slipped masses down to the "blue slipper" below, to depths of 12 feet and more. The trenches were filled with shingle up to the top and masonry sea-walls were built at the foot of the cliff.

The cliffs at Charmouth, in Dorsetshire, have also suffered waste from slips in a somewhat similar way. The cliff on the west side of the River Char consists of lias clay, upon which rests a bed of greensand capped with chert; on the east side of the river the bed of greensand is absent. The slipping of the slope of the cliff is due to the percolation of land water through the chert and greensand bed over the clay, and large masses of cliff are carried down and the debris gradually washed away by the sea. On making an accurate survey of about 800 yards of frontage, and comparing it with the estate plan, it was found that five acres of land had been lost in this length, but I am not able to ascertain the length of time during which this loss had taken place.

From the observations of geologists, we learn the rate of erosion in other parts of the coast. Mr. CODRINGTON* describes the wasting of the coast of the Barton and Hordwell cliffs to the west of Hurst Castle, and says, further, that "the connexion of the island with the mainland, which is obviously suggested by the continuation of the chalk range of Purbeck

* Quarterly Journal, Geological Society, vol. xxxv.

“ through the island, appears to have existed down to recent
 “ times. The ten-fathom line, which is within half a mile
 “ of the coast all along the back of the Isle of Wight, strikes
 “ across Christchurch and Poole Bays to Handfast Point,
 “ following the course of the vertical chalk strata, and again
 “ hugs the shore round the Purbeck coast. Inside this line
 “ the sea is generally less than five fathoms deep, and is
 “ steadily encroaching on the land at the rate of about a yard
 “ in a year.”

According to Mr. J. S. GARDNER,* between Hengistbury Head and Boscombe Chine, east of Bournemouth, there is reason to believe that in thirty years 100 yards of coast may have been washed away, or at the rate of $3\frac{1}{3}$ yards per annum. Wet brings down large masses of mud and sand in a few hours, and perpetual slips cause anxiety to the proprietors of the adjoining land.

Again, Mr. H. G. SPEARING† describes how from 1875 to 1884 the sea had been encroaching for about a mile in length of the coast on the land near Westward Ho, at the rate of about 30 feet a year. In 1875 there existed a beach sloping up to the level of the fields. This beach has been washed away, leaving a steep clay cliff, resting in one part on hard rock, in another on a bed of sand, which becomes exposed to the sea and is washed away, and the clay being undermined falls down and is also carried away.

In reviewing the evidence of the rate at which the sea is encroaching on those parts of the coast alluded to, it will be noticed that in the chalk cliff in the Isle of Thanet an average depth of 2 feet is annually lost. In sand and clay, however, the waste has been found to vary from 3 feet to 30 feet per annum. Where long lengths of cliffs, consisting of clays, marls, and sands are taken, the average rate approxi-

* Quarterly Journal, Geological Society, vol. xxvi.

† Quarterly Journal, Geological Society, vol. xl.

mates to between 2 and 3 yards per annum, as exemplified on the east coast.

With regard to the cost of the various descriptions of works, it will have been observed that those of which illustrations have been given as typical, are: groynes for the purpose of arresting and retaining travelling beach as a protection to the land; masonry sea-walls to prevent the sea approaching the cliff; a system of stone pitching along the foreshore and a combined system of draining a sloping cliff to prevent landslips, with a sea-wall to protect the foot of the cliff.

Mr. PICKWELL, after his experience in the construction of the groynes at Withernsea and Hornsea, on the Yorkshire coast, estimated that a properly designed system of groynes over a length of that coast would cost 10s. per lineal foot of coast line protected.

Between Shoreham and Lancing the cost of the groynes distributed over the frontage of 2,830 yards was at the rate of 13s. 7d. per lineal foot of coast line protected, or nearly £10 per acre on the area of the land protected. Both these works have produced satisfactory results, and it must be borne in mind that at Shoreham the safety of the whole estate of 600 acres was at stake.

The cost of the masonry sea-wall between Westgate and Margate has been from £2 to £3 17s. 6d. per lineal foot of wall, according to the higher or lower level of the shore, involving a less or greater height in the wall; and the cost of the wall at St. Helens was £3 12s. 4d. per lineal foot.

The cost of the stone pitching on the Dymchurch wall was 5s. 6d. per square yard.

The approximate cost of draining the slopes of the slippery cliffs at Yaverland and Cliff End, in the Isle of Wight, was at the rate of rather more than £200 per acre.

With regard to the last branch of our inquiry, we can only of course be guided by the circumstances of each case in determining what description of work is the most suitable. Esplanade sea-walls are sometimes necessary to protect town frontages, but they are expensive, and must in many cases themselves be protected by groynes, so that only the great value of the property behind them can justify their erection. The resistance they offer to the sea causes the waves to shoot up into the air, and, falling over, to scoop out and at last undermine the foundations. The waves, however, may be broken up by forming steps in the face of the wall, but this adds to the expense.

A stone-pitched slope, with good foundations carried down to the proper level and with a slight inclination, is an effectual protection, but it also is expensive.

In most cases it will have been noticed that where sea-walls are built groynes become necessary, except where the foundation is very solid, to maintain the level of the fore-shore and the accumulation upon it. Mr. DOWSON, who constructed some groynes having iron panel gratings at Blackpool, arrives at the conclusion "that a sea-wall causes "the shingle in front of it to be driven away." Thus, sea-walls are built to protect the land, and groynes are then erected to protect the sea-walls.

The experience of the work between Shoreham and Lancing, and the testimony of Mr. PICKWELL at Withernsea, and Mr. Dowson at Blackpool, of the successful application of groynes on those portions of the coast to which their attention was given, suggests the possibility in many cases, of leaving out the sea-wall altogether. It is a question of time. The accumulation of 85 feet in depth along the Shoreham frontage has been the work of 12 years, and it is still increasing, although after the first three years there was no doubt about the security of the property in the rear, and

it has been unquestionably an economical means of saving it. If that locality were suitable for a watering place, there is no reason why the broad beach of shingle should not be made, at a comparatively slight cost, an excellent esplanade without the aid of a sea-wall.

If, as I believe they might be in many cases, groynes were substituted for sea-walls, instead of being added to them, a substantial advantage would be gained in the reduction of the first cost in protecting the coast line.

Groynes may be so erected as to direct the power of the sea in depositing shingle or sand where it is needed, without, as in the case of sea-walls, offering an uncompromising resistance to its force.

The subject seems, for the reasons I have stated, to be of increasing importance to landowners who have frontages on the coast, and this, I venture to hope, justifies its introduction into the "Transactions" of this Institution.

MR. P. S. REID (Fellow) said he had much pleasure in proposing a vote of thanks to MR. GRANTHAM for his interesting Paper. It dealt with a subject of very great importance to every surveyor who had to manage or advise upon landed property adjacent to the sea-coast, and he was sure that any information which would render clearer the principles of the construction and uses of sea-walls could not fail to be acceptable to the Members of the Institution.

MR. SAMUEL GREEN (Fellow) said he was glad to have the opportunity of seconding the vote of thanks, and more especially so because in one of the cases quoted by MR. GRANTHAM he had been somewhat intimately concerned. The whole matter appeared to him to turn, from the landowner's point of view, upon the question of what was the cost of the necessary works, and what was the advantage

likely to be reaped. One of MR. GRANTHAM'S illustrations seemed, unfortunately, to tell very much against any protection of the kind suggested. The land referred to in the case of the shore between Margate and Westgate was acquired by the owners by gift in the year 1695, and then consisted of 120 acres. Since then 94 acres had been added to it by purchase, making 214 acres in all. The severance of a part by the railway afterwards reduced the sea portion to 150 acres.

He did not feel justified in stating exactly what, in his own view, the value of the land might presumably be, but he believed that the cost of the protective works carried out amounted, in round figures, to £15,500, or rather more when all expenses were added.

If the interest on this outlay were considered, together with the probability that there would be no return for some years to come, it would be seen that the transforming of 150 acres of agricultural land into building land of a moderate value was very likely not worth the cost of the works.

Out of a total area of 214 acres, including that which was purchased, there were, at the present time, 198 acres left, so that in 200 years something like 14 or 15 acres had been lost, while there had been spent on walls and defences between £15,000 and £16,000. He was afraid this would not be a very desirable investment, nor one calculated, without great circumspection in the future, to warrant the expenditure in the case of cliffs like these, which probably averaged 60 feet above high-water mark.

But, even then, worse was to follow, for MR. GRANTHAM, with all his great experience, admitted that these works could not be made so complete as to avoid any future wastings without a further expenditure of some £8,000 or £9,000. This, from an engineer's point of view, was, no doubt, perfectly correct; but in this case the money was not available to expend in such a way, and it would be

found that the interest on that £8,000 or £9,000, plus what had already been spent, and the possible further outlay, would amount to very much more than the probable profit to be gained by turning the shore into available building land.

The consideration of the subject was extremely interesting, but as a practical man he was entirely opposed to recommending any such expenditure of money unless it could be shown that the ultimate gain would certainly cover the outlay.

If a debtor and creditor account of the money spent for the protection of the 14 or 15 acres in question could be made out for a period of 100 years, he was afraid it would not be a very satisfactory one from a landowner's point of view. His remarks applied especially to cliffs 50 or 60 feet above high-water mark.

In another part of his Paper Mr. GRANTHAM referred to a place known as Pewit, and his remarks should put everyone interested on his guard with respect to seeing that his sea defences were in perfect order, for that case showed how a comfortable farm, with a homestead and good buildings, was entirely washed away by the tide some 9 or 10 years ago, simply from the omission to send for some such expert as Mr. GRANTHAM to advise as to what was necessary to prevent the danger. That was, indeed, a case of "penny wise" and a good many thousands of pounds foolish. He had hoped Mr. GRANTHAM would have given some information with regard to the reclamation of large areas of land (such as that at the mouth of the River Dee), which was one of the most interesting subjects to land-agents and surveyors. There had been adopted, in that case, a very simple method, known as the "S. and B." (*i.e.*, sand and bags) process. If he remembered rightly, the width of the Dee, where the embankment was made, was something like $\frac{3}{4}$ of a mile. In this embankment a very large opening and gap had been caused, which was easily and successfully stopped by the simple application of

sandbags placed one on the top of the other at about the gradient which Mr. GRANTHAM had advocated. In the result, the sandbags gave way, but not without having presented for some considerable time an immense resisting power against the force of the tide and waves.

In conclusion, he would again venture to urge that, in all cases of reclamation of land or protection of sea-frontage, the great point to be considered was whether the resulting profit to the owner would justify the outlay necessary to adequately carry out and maintain the works.

Mr. J. LEWTHWAITE (Visitor) said he was afraid, from what little he had seen of cases of encroachment on the sea-coast, that very little assistance could be safely looked for from the landowners in the neighbourhood.

At Hartlepool, on the east coast, there had been built an excellent concrete wall, which he had no doubt would be effectual, but the work had been carried out at a very great cost, and not before a large quantity of land had been washed away. It seemed to him, from the nature of many of the properties under consideration, that it would be very many years before they would be sufficiently valuable to be worth the outlay necessary to do substantial work.

Some Members present might possibly be acquainted with the case of the Deal sea-wall. In that case the concrete wall was built *in situ*, based, as he had heard, on the shingle, and when the shingle wore away there was, as a matter of course, nothing to sustain the foundation of the concrete, which might otherwise have lasted exceedingly well. Some parts of the wall were, he believed, still standing tolerably well, and the dispute about the faulty part had been amicably settled; but, as he himself was interested in a system of concrete walling entirely new and different from that on which the Deal wall was constructed, and which bore his own name, he might, perhaps, be going too far if

he were to endeavour to explain his method on such an occasion, as it had already been so ably described by Mr. F. H. CHEESEWRIGHT in a paper on "Breakwaters," read before the "Society of Engineers" only last Monday, the 5th inst. He could, however, say that a wall of solid concrete 2 feet thick, made in blocks of suitable size and properly aired before being used, would not cost, to be effective and durable, less than £6 to £7 per running foot, if of a height of 21 feet to 22 feet. It was probably well understood that the difficulty of building concrete *in situ* was that the action upon it of the air and water together washed out the cement, and the concrete, was therefore, of comparatively little value, and was easily disintegrated, there being no adhesive substance in it to keep it together. Where concrete was used it should be carefully set in blocks for a proper length of time, and aired until it became solidified into a mass having somewhat the character of granite.

But he was afraid that any such system would be more expensive than the holders of agricultural or even building land would care for, unless in the case of land lying below the level of high water.

The matter of outlay and return was one which should be very carefully considered by a surveyor in recommending a client to spend a large sum of money on such protective works, for he had known, in his own experience, cases in which very extensive works had failed to afford the protection which alone would justify their cost.

At Hartlepool, some 30 years ago, or more, there had been built an expensive sea-wall which had since, he noticed, all been washed away. Every part of it had perished by allowing the sea (and there was the difficulty) to get over and to wash away the back of the wall.

Mr. L. F. VERNON-HARCOURT (Visitor) said he was much interested in the Paper, and especially so because he, with

Mr. GRANTHAM's father and several others, had been for some time on the Committee of the British Association appointed to investigate the question of the erosion of coasts. A good deal of material had been collected, and the Report would, he hoped, shortly be ready. He was practically acquainted with most of the places which Mr. GRANTHAM had mentioned, and had, therefore, had the opportunity of noticing the erosion that had taken place in those parts.

One of the previous speakers had mentioned the subject of reclamation of land on the Dee, but it seemed to him that this was a question of rather a different nature; for reclamation on the west coast, where the sea seemed to be receding, was a matter of easily gaining land which there was not much chance of losing by erosion. He had seen a good deal of that reclamation carried out on the Ribble and elsewhere with very satisfactory results to the landowners; but he gathered that Mr. GRANTHAM's Paper dealt solely with the question of saving land from erosion by the sea, which was quite another point. It seemed to him that the great difficulty was to say whether the land to be secured from erosion was of a sufficient prospective value to justify the carrying out of the necessary works. In the case of Westgate, he should have thought that the operations would prove remunerative, for where the foreshore, being of chalk, was so very firm there ought to be no difficulty in building a small sea-wall to protect the coast. As the author had stated, the erosion took place principally in the little gulleys where the chalk was soft, or where a certain amount of clay existed, and the sea, getting into such places, caused erosion, and gradually detached or undermined certain portions of the cliff. In such cases, especially where the land was valuable property for building purposes, as at Westgate and Margate, it ought to be quite worth while to carry out works sufficient to prevent erosion. But in the

case of a coast like Holderness, where there was a long stretch of land, with the cliffs low and composed of clay, and where there was no immediate prospect of the land being used for building purposes, the result was hardly likely to repay the outlay. It was particularly unfortunate that the cliffs at Holderness could not be preserved economically from erosion, for there was not only a loss of land, but there was also a large amount of detritus conveyed into the Humber and its tributaries which engineers were at a loss to know how to get rid of.

At Cromer, he recollected the case of a lighthouse which had to be removed farther inland because the sea was encroaching so much. There, again, the cliffs were of a very friable material, and it was only in the immediate neighbourhood of the town itself, where the land was likely to be valuable for building, that he imagined it would be worth while to execute works against erosion.

He should be quite inclined to agree with Mr. GRANTHAM as to the question of groynes in preference to sea-walls, when there was a certain amount of shingle, such as was to be seen on the south coast, but he should feel more satisfied with the system if the groynes could be made more solid than those, for instance, at St. Leonards, where there were timber groynes, offering different measures of protection and exhibiting various stages of decay, with shingle heaped up very much on the west side, but with the other side, away from the wind, very bare. It seemed to him that a more perfect system was wanted, and a more suitable direction for the groynes, and that rather more solid groynes would better answer the purpose.

It was very difficult, he imagined, where the sea was steadily encroaching, to do anything, except where the land was valuable for building purposes. In the case of low-lying tracts of country, where the encroachment of the sea would overwhelm a large area, the case was different,

and the works would probably pay well. On the Suffolk coast, near Felixstow, he recollected, many years ago, a steady encroachment of the sea, which he supposed was still going on; but he should think it would be doubtful whether, even there, the cost of protecting the land would repay the owner.

Where, as he had said, the material borne along the coast was shingle, it would be of great advantage to have groynes put out, but where it was only muddy friable detritus, which could be hardly kept in by groynes, it would be necessary to build a kind of embankment or wall; but these were very expensive to erect, and for that reason, groynes, where they could be carried out, seemed to be the best arrangement.

MR. W. R. KINIPPLE (Visitor) said he noticed that some of Mr. GRANTHAM's views were similar to those put forward in Mr. REDMAN's Paper, read at the Institution of Engineers, so long ago as 1851-2. He (Mr. KINIPPLE) was Mr. REDMAN's only pupil, and was engaged for many years with him on this very question of erosion and accretion on the south coast—in fact, had made the sketches and plans which illustrated Mr. REDMAN's Paper. A great deal of that information had been obtained from the British Museum, the Admiralty, and other sources.

He observed that Mr. GRANTHAM had not mentioned the great increase or growth of the beach which was taking place at Dungeness Point. There had been rather over a mile of accretion since the time of Queen ELIZABETH, or at the rate of about 6 feet per annum, and he believed this increase was still going on at about the same rate. He was struck by observing the angle which the groynes, shown in Mr. GRANTHAM's diagrams, made with the general shore line. Forty years ago he (Mr. KINIPPLE) came to the conclusion that all groynes should, if possible, be made square to the line of the greatest force of the

prevailing gales. It was found that groynes so laid had retained more shingle than those at an angle of 45 degrees to the greatest force of the gale. In the case of those about square to the coast line, which at Shoreham was from west to east, and therefore subject to heavy gales from the south-west, the bays between the groynes were frequently found to be very much scoured out, owing to the fact that the sea struck the groynes at an angle, then ran along in-shore and scooped out the shingle into the next bay, and so on in succession, thus, instead of retarding the travel, somewhat aiding it; but where the heaviest seas acted at right angles on the groynes, they spent their force chiefly on the groynes and very little went in shore, so that instead of the shingle being distributed and rapidly carried forward, it was, rather, forced in shore, and the surplus or extra quantity on the one side, instead of being lost, tumbled gently over and helped to fill up the next space. All groynes should be laid in the best possible direction, *i.e.*, to retain as much shingle as possible, and to keep an even, fair shore line. The diagrams showed very clearly the good effect groynes laid square to the heaviest line of gales had had on the Shoreham coast. At Chesil Beach there was very little travel—the shingle simply moved up and down, due to varying forces of the heaviest gales—but on the east coast there was a good deal of travel from north to south.

A well-built sea-wall, having a slope faced with granite pitchers bedded in Portland cement concrete and grouted up, and having a deeply-founded toe, protected by low groynes, was practically everlasting work. It might be objected that it was costly to carry out in the first instance. That, he granted; but surely a land surveyor would know the value of the land—whether it was worth keeping and would repay the outlay on protective works, or whether it would be better to let it go to waste than spend money on its preservation.

He had, for the last thirteen years, had charge of the sea-walls (16 miles in length) of the island of Foulness, where there were sometimes 700 or 800 inhabitants. Only once had a partial breach occurred in the sea-wall, which was temporarily stopped with bags of clay or whatever could be easily got hold of. These, to a certain extent, protected the land, but as there was no shingle in the locality, the only means of permanently rendering it safe was by the erection of a strong sea-wall. It was usually faced with Kentish rag stone, founded on a bed of chalk. It had a slope of about 1 in 3, and was exposed to the German Ocean. The joints in the pitching were all grouted up with 3 to 1 Portland cement thick grout, and it would probably stand perfectly good for generations. The annual cost of repairs was exceedingly small.

He thought that timber groynes were always somewhat unsatisfactory, for the timber necessarily decayed and wore away; but he must congratulate Mr. GRANTHAM on arriving at, perhaps, the best position and form of groyne, not only for protecting the sea-shore from erosion, but also for arresting shingle, and generally inducing accretion.

Mr. GRANTHAM, in reply, said he was very much obliged to those gentlemen who had, by taking part in the discussion, made such valuable suggestions on the subject of his Paper. As Mr. VERNON HARCOURT had pointed out, the Paper was on erosion, or the wearing away of the coast, and not on reclamation. He had the honour of reading a Paper on reclamation before the Institution some years ago, and he had, therefore, carefully avoided all questions dealing with reclamation, and had dealt only with erosion. He happened to know Pewit Island, and he thought, as Mr. GREEN had said, that, if the precaution had been taken of raising the banks sufficiently to keep out the high tide, probably, no trouble would have arisen. He believed the

land had now almost gone back to sea. He was glad to find, from what Mr. GREEN said, that, on one point, at all events, he was accurate in the figures he had given. Mr. GREEN said he had a plan, 200 years old, which showed that the loss to the property had been about 18 acres. He (Mr. GRANTHAM) mentioned that in 300 years the loss had been 25 acres, so that so far he was approximately correct in his figures, which showed that the loss had been at the rate of about two feet a year. The cliffs were scarcely as high as Mr. GREEN had assumed them to be. They were really 34 feet above high-water mark. He did not feel himself competent to enter into the question of the value of the land—whether it would repay the cost of walls—although, as he had said in the Paper, where there was land about to be built upon or eligible for building, he believed, to prevent erosion, it would do so. He could only state what the facts were, as a guide to owners who had occasion to undertake such operations; but he thought Mr. GREEN must have overstated the cost of the wall referred to at Westgate. The remaining part of the coast line there would, no doubt, have some day to be protected, but the cost of the permanent wall alone, along the frontage referred to, as at present carried out, and which had stopped the erosion, was £7,547, and not £15,000.

In his remarks, Mr. GREEN had, he thought, omitted to distinguish between the front wall, which was the real and permanent protection, and other walls and works put up close against the cliff as a temporary protection. Some of these would, no doubt, come down. They were only intended to be temporary, but he rather thought Mr. GREEN had included the cost of that temporary erection and other works in the cost of the main wall, with which they had nothing to do. He (Mr. GRANTHAM) did not think it was only a question of the protection of 14 acres, as Mr. GREEN had said. The whole area of land as far back as the

railway was about 90 acres, and if one part were defended the whole would be protected. He therefore thought that the whole area of that land should be regarded as benefited.

From what Mr. LEWTHWAITE had said he did not think he quite appreciated the distinction which he (Mr. GRANTHAM) wished to draw between agricultural land and building land. Of course, agricultural land would, in scarcely any instance, repay the cost of any defence, unless it lay below the level of high water; but the cost which Mr. LEWTHWAITE mentioned (£6 or £7 a foot run) would be greater than the value of the works at any place which he knew. The concrete wall at Deal was scarcely, he thought, a fair case to cite on the question whether property would be worth protecting, as the bed of shingle on which Mr. LEWTHWAITE said it was built, was obviously so unsafe a foundation, that the wall could not stand.

Reference had been made by Mr. VERNON HARCOURT to the Committee on erosion of the coast on which he and his (Mr. GRANTHAM's) father were working. He believed a good deal of information was already collected which was not yet summed up in a Report.

The sea-front at Westgate was a very advantageous position for building a sea-wall. There was a chalk shore, and the foundation was not more than 2 ft. to 4 ft. deep, and the wall had stood for the last ten or twelve years without any damage whatever. It was about 15 ft. high in the deepest part, which was quite high enough—about 6 ft. above high-water mark—with a thickness of about 8 ft. at the bottom and about 3 ft. at the top; so that it was not very large nor very expensive. He thought it was the softness of the chalk that caused the erosion in the manner he had pointed out, and not the presence of clay, as suggested by Mr. HARCOURT.

He had not seen Dungeness Point, but he believed it was increasing on the east side and losing on the west.

Mr. KINNIPLE had mentioned that there was an increase on the east side at the rate of about six feet in the year. That happened to correspond very nearly with the increase which had been obtained by means of groyning at Shoreham, which was, as he mentioned in his Paper, 85 feet in 12 years.

As to the direction of the groynes, the one point which he wished to emphasise was that they had been built in a direction nearly at right angles to the south-west wind, or an angle of about 62 degrees to the shore. This form was found to promote an accumulation on both sides, and he had been watching to see the difference between the action of the sea on these groynes and on some old groynes already in existence, the old ones being at right angles to the coast and the new ones deflected at the angle shown on the diagram. He noticed that the wave on coming up to the new groyne on the windward side broke over it and threw the shingle back towards the groyne behind it, but on the other side it simply fell over the groyne into comparatively still water, so that there was a sort of harbour formed which prevented the scouring out of the shingle on that side. In that way when, during heavy gales, the sea beat violently against that groyne, it threw up shingle on the one side, each gale sending more and more, until it filled up the other side of the groyne behind it with shingle, which did not wash out. Then, when a gale came in the other direction, it assisted to push up the body of the shingle collected into safety, and when the groyne was full, the shingle, travelling over the top, dropped into still water, thus forming an accumulation on both sides. That had been his experience of the last 12 years, and he hoped to obtain a similar result at the part shown on the diagram (Plate II., page 337). He had the advantage of seeing Foulness a little while ago, and the wall was certainly in admirable order, as Mr. KINNIPLE had said. He had had experience of a similar kind in Canvey

Island, and he wished it had been possible to grout the stones with cement in that case ; but, although that was an admirable protection, it was expensive.

Of course Mr. GREEN was a better judge than he of whether land was worth protecting, but, at the same time, he should have thought that if any land at all was worth the cost it was that between such favourite resorts as Westgate and Margate.

THE PRESIDENT said he should like to interpolate a special experience in the direction of erosion. His firm was consulted many years ago by Mr. WELD, of Lulworth Castle, with reference to the erosion of the coast opposite the breakwater at Portland. The shore was Kimmeridge clay, and was disappearing at the rate of 3 or 4 feet a year, obviously arising from the construction of the Portland breakwater which had deflected the current on to Mr. WELD's property in such a way as to seriously damage it. The Admiralty was disposed to recognise that the currents were so deflected as to wear away the cliff, and, having a body of convict labour at disposal, they deported a large quantity of Portland stone on the shore, with the result that it then practically stopped further erosion.

He agreed with Mr. GRANTHAM that on the south coast it was not the action of the sea alone on the Barton-Bracklesham and Headon Beds, but principally the land springs from behind, which hastened the erosion. Very valuable land was in some cases going away at the rate of two or three yards a year ; and he knew of two residences on the south coast, one of a most costly character, the life of which would be imperilled in a few years unless some steps could be taken to avert the action of the land springs.

The vote of thanks having been put and carried unanimously, the Meeting then adjourned.

THE ANNUAL GENERAL MEETING,

Monday, June 2nd, 1890.

ELIAS PITTS SQUAREY (PRESIDENT) in the Chair.

The Report of the Scrutineers, appointed at the Ordinary General Meeting of Monday, May 12th, 1890, under the provisions of Article XLII. of the Amended By-Laws, was read to the Meeting.

The Report declared that the following had been elected a
COUNCIL FOR THE ENSUING YEAR.

President.

ROBERT COLLIER DRIVER.

Vice-Presidents.

FRANCIS VIGERS

CHARLES JOHN SHOPPEE

THOMAS CHATFEILD CLARKE

DANIEL WATNEY

Members of Council.

In order of Seniority. { JAMES MARTIN
ALEXANDER MILNE DUNLOP
CHRISTOPHER OAKLEY
ROBERT VIGERS
THOMAS MILLER RICKMAN
ROBERT GEORGE CLUTTON
JOHN SHAW
ARTHUR GARRARD
WILLIAM MATHEWS

In order of Voting. { JOHN CROSS
JOHN FOWKE LANCELOT
ROLLESTON
CHARLES BOVILL SMITH
ARTHUR VERNON
HENRY DREW
FREDERICK THOMAS GALS-
WORTHY
ALBERT BUCK

Professional Associates of Council.

EDWARD SMYTH

THE HON. EDWARD GERALD STRUTT.

Associates of Council.

SIR RICHARD EVERARD WEBSTER, Q.C., M.P.

JOHN WOLFE BARRY.

The Report of the Council on the state of the Institution, and the Statement of Receipts and Expenditure for the year 1889, were read.

IT WAS RESOLVED—"That the Report of the Council and the Balance Sheet be received and approved, and be printed and circulated with the 'Transactions.'"

IT WAS RESOLVED—"That Messrs. H. C. NEWMARCH and T. JONES be appointed Auditors for the ensuing year, and that the thanks of the Institution be given to Messrs. A. VERNON and G. TAYLOR, who have acted as Auditors during the past year."

IT WAS RESOLVED—"That the thanks of the Institution are due and be given to the President, the Vice-Presidents, and the other Members and Associates of Council, for the able manner in which they have administered the affairs of the Institution."

IT WAS RESOLVED—"That the thanks of the Institution be given to Mr. JOHN WORNHAM PENFOLD (the Honorary Secretary), to Mr. JULIAN C. ROGERS (the Secretary), and other officers of the Institution, for the able manner in which they have executed their several duties."

THE PRESIDENT presented the following prizes won by Candidates in the Professional Examinations, 1890 :—

THE INSTITUTION PRIZE OF THE VALUE OF
£15 15s.

TO ARTHUR WALKER MERRY, placed first in the Students' Proficiency Examination, 1890.

THE SPECIAL PRIZE OF THE VALUE OF £10 10s.

To GEORGE WILLIAM COBHAM, placed second in the
Students' Proficiency Examination, 1890.

Also

THE CRAWTER PRIZE OF THE VALUE OF £10.

To the same Candidate.

And

A PROXIME ACCESSIT PRIZE OF £5 5s.,
Presented by the retiring President (Mr. SQUAREY).

To HUGH CALTHROP WEBSTER, third in order of merit of
the Student Candidates.

THE DRIVER PRIZE OF THE VALUE OF £15 15s.

To EDWARD JOHN PARTRIDGE, placed first in the Examination (1890) for Non-Student Candidates for the Class of
Professional Associates.

IT WAS RESOLVED—"That the thanks of the Meeting be given to MESSRS. E. CARRITT, H. C. NEWMARCH, J. H. SHERWIN (Fellows), and to MESSRS. F. W. CARDALL and T. JONES (Professional Associates), for their services as Scrutineers."

A vote of thanks to THE PRESIDENT for his conduct in the Chair having been passed unanimously, the Meeting separated.

THE TWENTY-SECOND ANNUAL REPORT OF THE COUNCIL.

Annual General Meeting, June 2nd, 1890.

The Institution continues to make most satisfactory progress, and the year which closes to-day has witnessed some new and interesting developments, to which more particular reference will be made in another part of this Report.

The Roll of the Institution at the date of this Report shows, as compared with the corresponding period of last year, a considerable addition to the numbers of Members.

TABLE A.—INCREASE OF MEMBERSHIP.

	Honorary Members.	Fellows.	Professional Associates.	Associates.	Students.	Total.
May 1890	15	1,080	310	89	123	1,617
May 1889	14	896	334	89	110	1,443
	+ 1	+ 184	- 24	—	+ 13	+ 174

The net increase of 184 in the number of Fellows is accounted for by 152 elections and 47 transfers, less 10 deaths, and 5 cessers of Membership from various causes.

The apparent decrease in the Class of Professional Associates is due to the transfers (47 in number) before referred to, and the removal of 17 names from the list, as against 40 elections to this Class.

The number of Students, of course, fluctuates each year, according to the proportion between the number who pass the preliminary examination and the number who qualify for the Professional Associateship Examination, which marks the termination of their Student career.

There is an actual present net increase, in this Class, of 13.

The growth of this fundamental Class will be seen on referring to Table C.

The Institution has lost by death during the past year 10 Fellows, 3 Professional Associates, and 2 Associates. Among the Fellows, the Council refer with special regret to Mr. THOMAS HORSEY, a Surveyor of great experience in his branch of practice, and for several years one of their Colleagues on the Council of the Institution.

FINANCE.

The Balance Sheet shows that the financial position of the Institution is thoroughly sound, but a few words in explanation of the figures may prove convenient.

It will be seen that the total increase in the revenue derived from subscriptions is £304 10s. The apparent fall in the Associates' subscriptions, as compared with last year, is due mainly to the temporary diminution of the Class (before referred to) by the unusual number of transfers to the Fellow-

ship, attributable to the impending changes under the 29th Clause of the Charter.

The amount derived from the letting of the Arbitration Rooms again shows a tendency to decline, but the difference between the actual receipts (£220 9s.) and the receipts (£468 17s. 1d.) for 1888 is more apparent than real, a considerable amount earned during the year 1889 not having been received until 1890.

The disbursements under the heads of Rent, Insurance, Rates, Fuel, Light, and Water were practically identical with those of 1888. The item of Repairs, however, shows a large increase, representing the balance of the cost of remodelling the sanitary arrangements of the Institution, and the outlay on the redecoration of the Lecture Hall and the adjoining rooms.

The item of Stationery, Postage, &c., is somewhat larger than last year, but the increase is not incommensurate with the growth of the Institution.

To the sum of £284, the net outlay on the publication of the "Transactions" and "Professional Notes," should be added £285 8s. 6d., representing the balance of the Printing Account to Christmas 1889, rendered after the turn of the present year.

On the Capital side of the Account Entrance Fees show an increase in the year of £275.

The Library Receipts show an increase of £32, and the expenditure under this head a decrease of £57, as compared with last year.

The Council have been able, during the year covered by the Accounts under review, to add the sum of £1,500 out of current balances to the investments of the Institution.

The Balance Sheet for the year ending the 31st December, 1889, may be summarised as follows:—

RECEIPTS.			EXPENDITURE.		
	£	s. d.		£	s. d.
Revenue Balance in hand,			Total Payments out of Re-		
January 1st, 1889 . . .	66	7 6	venue—Current Expenses	3,031	5 6
Capital Balance in hand,			Purchase of Stock . . .	1,000	0 0
January 1st, 1889 . . .	155	12 1	Transferred to Capital . .	110	10 0
Total Revenue . . .	4,119	14 8	Examinations . . .	171	0 0
Transferred from Capital .	200	0 0	Payments out of Capital—		
Entrance Fees carried to			Building and Repairs . .	227	4 3
Capital Account . . .	745	10 0	Furniture and Fittings . .	15	0 0
Interest . . .	8	17 10	Purchase of Stock . . .	500	0 0
Transferred from Revenue .	110	10 0	Transferred to Revenue . .	200	0 0
			Capital Balance in hand,		
			December 31st, 1889 . .	78	5 8
			Revenue Balance in hand,		
			December 31st, 1889 . .	73	6 8
	<u>£5,406</u>	<u>12 1</u>		<u>£5,406</u>	<u>12 1</u>

A summary of the Receipts and Expenditure for the year 1890 up to the present date shows the following results:—

TABLE B.

RECEIPTS.			EXPENDITURE.		
	£	s. d.		£	s. d.
Revenue Balance in hand,			Payments out of Revenue,		
January 1st, 1890 . . .	33	6 8	Current Expenses . . .	2,119	3 3
Capital Balance in hand,			Examinations . . .	309	9 2
January 1st, 1890 . . .	78	5 8	Placed on Deposit . . .	1,500	0 0
Total Revenue . . .	3,831	1 1	Revenue Balance in hand,		
Transferred from Capital .	200	0 0	June 2nd, 1890 . . .	135	15 4
Entrance Fees . . .	541	16 0	Payments out of Capital,		
Interest . . .	4	19 1	Furniture and Fittings . .	3	12 6
			Purchase of £26 North		
			British Railway Prefer-		
			ence Stock . . .	32	16 9
			Transferred to Revenue . .	200	0 0
			Capital Balance in hand,		
			June 2nd, 1890 . . .	388	11 6
	<u>£4,689</u>	<u>8 6</u>		<u>£4,689</u>	<u>8 6</u>

The Liabilities at the present date amount, approximately, to £50.

The Corporation investments are now as follows:—

£3,545 4s. 9d., in New 2½ per Cents. Stock, on Revenue Account; £539 11s. 2d., in the same Stock, on Library Account; £9,030 7s. 11d., in New 2½ per Cents., on Capital

Account; and £254, in North British Railway Preference Stock, on account of the Crawter Bequest, making a total of £13,369 3s. 10d.; in addition to the sum of £1,500, on deposit account with Messrs. DRUMMOND, at seven days' call.

EXAMINATIONS.

The Examination system becomes more and more vital to the future of the Institution as the time approaches when it will be the only avenue to Membership, and it is, therefore, in the highest degree satisfactory to note that the system is each year strengthening its hold on the rising generation of Surveyors. The following table shows the number of Candidates who have submitted themselves to this test in the 10 years during which the system has been in operation.

TABLE C. EXAMINATIONS.

Years.	Preliminary Examinations.			Professional Examinations.		
	Candidates.	Passed.	Percentage.	Candidates.	Passed.	Percentage.
1881	13	6	46·15	2	1	50·00
1882	30	17	56·66	—	—	—
1883	44	22	50·00	25	22	88·00
1884	51	30	58·82	36	23	63·89
1885	46	37	80·43	43	31	72·09
1886	46	34	78·26	56	38	67·85
1887	53	39	73·58	58	45	77·59
1888	48	39	81·25	73	52	71·23
1889	51	41	80·39	71	51	71·83
1890	53	44	83·01	96	70	72·91
TOTALS	435	309	71·03	461	333	72·23

An analysis of the total number of marks obtained by all Candidates in the Professional Examination 1890 shows an average of 60·67 per cent., as against 57·76 per cent. last year.

Taking the Candidates in the order of their respective divisions, it will be seen that the 27 Student Candidates obtained an aggregate of 15,700 out of a possible 27,000 marks, or 58·14 per cent.; the 50 non-Student Professional Associateship Candidates gained 37,014 out of 60,000, or 61·02 per cent.; while the Fellowship Candidates, 19 in number, obtained 11,595 marks out of a maximum of 19,000, or 61·02 per cent.

Dividing the Candidates into the three Sub-Divisions under which they are examined, the 24 Land-Agency Candidates obtained 15,609 out of a possible 26,600 marks, or 58·64 per cent.; the 49 Valuation Candidates, 32,721 out of 54,000, or 60·59 per cent.; and the 23 Candidates in the Building Sub-Division, 15,889 out of 25,400, or 62·12 per cent.

A Student Candidate in the Valuation Sub-Division obtained the Institution Prize of £15 15s., with a total of 809 marks out of a possible 1,000; and a Student-Candidate in the same Sub-Division won the Second Prize of £10 10s., with 732 marks out of 1,000, this Candidate also taking the Crawter Prize of £10 for the best Field Work. A non-Student Candidate in the Building Sub-Division gained the Driver Prize of £15 15s., with the very high aggregate of 1,023 marks out of 1,200.

All these prize-winners obtained marks considerably higher than the highest marks of previous years.

The principal sum of £200 bequeathed to the Institution in the year 1881 under the will of the late Mr. HENRY CRAWTER has, by periodical investments of interest, now reached an amount enabling the Council to carry out the testator's wishes by offering an Annual Prize of £10 in connection with some feature of the Professional Examinations. It has been given this year for the best Surveying and Levelling work in the Field, and it is hoped it will act as

an encouragement to the attainment of a higher standard of excellence in each branch of the Examination.

No small share in the success of the Examinations is attributable to the large body of unpaid Examiners (Members of the Council and others) who have, from year to year, devoted so much time and knowledge to the work. Among the Honorary Examiners to whom the cordial acknowledgments of the Council are due, are Mr. G. M. FREEMAN, whose subjects involved great labour both in setting the work and in awarding the marks, Mr. SIDNEY WOOLF, Q.C., Mr. WILLIS BUND, and Mr. T. W. WHEELER, Q.C., all valued Associates of the Institution. The Council also derived great assistance from the co-operation in the work of Mr. G. J. BROWN, Mr. E. J. CASTLE, Q.C., Mr. W. EVE, Dr. W. FREAM, Mr. E. B. F'ANSON, Mr. H. JONAS, Mr. J. LUCAS, Mr. C. J. MANN, Mr. A. R. STENNING, Mr. A. VERNON, and Mr. J. WIGRAM.

Special thanks are also due to MESSRS. J. BERTWISTLE, J. HOLDEN, and E. J. BRIDGFORD for the efficient and careful way in which they fulfilled the duties of Moderators at the Preliminary Examination held at Manchester concurrently with that held in London.

The Council are also under the greatest obligations to the Earl of JERSEY and his agent, Mr. LITTLE, for the facilities afforded at Osterley Park in connection with the out-door Examination.

THE NEW SPECIAL-CERTIFICATE EXAMINATIONS.

The passing of a technical Examination has hitherto, with the exception of the direct Fellowship Examination (now suspended), been a mere condition precedent to Membership; but Surveyors, like members of every other profession, having developed a greater tendency within recent years to become specialists as regards particular branches

of practice, it has been thought desirable by the Council to introduce, in a tentative way, a system of Special-Certificate Examinations open to those actually Members of the Institution, in the three subjects Forestry, Sanitary Science, and Land Surveying and Levelling.

These three subjects obviously lend themselves to a much more exhaustive test than is possible or necessary in connection with the General Examinations of which they already form a part, and a Special Certificate, as the result of a searching Examination in any one of them, could hardly fail to be of value to any rising practitioner possessed of sufficient ambition and capacity to pass the ordeal. Examinations in Forestry and Sanitary Science, for which a fair number of Candidates have sent in their names, will be held during the present month.

PROVINCIAL COMMITTEES.

The marked success which has attended the tentative course taken by the Council in the establishment, two years ago, of six Provincial Committees, has encouraged them to extend the system by the formation of additional Committees for Lancashire, Cheshire, Staffordshire, Derbyshire, Hampshire, Wiltshire, Berkshire, Buckinghamshire, Oxfordshire, Shropshire, Herefordshire, Radnorshire and North Wales, Warwickshire, Worcestershire, Gloucestershire, Yorkshire, Nottinghamshire, Lincolnshire, Monmouthshire and South Wales, Hertfordshire, Essex, Bedfordshire, Sussex, and Surrey, thus completing the system for the whole of England and Wales.

The following is a complete list of the Committees, and the annexed plan * shows the areas they severally comprise :—

* See page 374, *ante*.

TABLE D. PROVINCIAL COMMITTEES.

Date of Inauguration.	Committee.	Present Chairman.	No. of Members.
April 10th, 1888	Somerset, Dorset, and Bristol -	Mr. E. Hippiasley -	29
" 17th, "	Devon and Cornwall - - -	" F. W. Dymond -	29
" 19th, "	Kent and East Sussex - - -	" G. Langridge -	57
" 21st, "	Northern Counties- - - -	" F. Punchard -	35
May 4th, "	Leicestershire, Northamptonshire and Rutland.	" J. F. L. Rolleston	30
Aug. 11th, "	Norfolk, Suffolk, Cambs. & Hunts.	" C. Bidwell - -	26
Sept. 18th, "	Counties Palatine of Lancaster and Chester.	" J. Cross - -	64
April 17th, 1889	Derby and Stafford - - -	" G. Martin - -	26
April 15th, "	Hants and South Wilts- - -	" E. A. Rawlence -	52
May 3rd, "	Berks, Bucks, Oxon, and North Wilts.	" R. Castle - -	48
Dec. 4th, "	Salop, Hereford, Radnor, and North Wales.	" L. Burd - -	41
May 6th, 1890	Yorkshire - - - -	" R. Horsfall - -	40
" 7th, "	Warwick, Worcester, and Gloucester.	Major W. T. E. Fosbery	50
" 8th, "	Nottingham and Lincoln - -	Mr. W. Wright - -	35
" 14th, "	Monmouth and South Wales -	Mr. J. M. Davies -	18
" 15th, "	Beds, Herts, Essex, and Middlesex	Mr. G. B. Hilliard -	34
	Surrey and West Sussex - -	In course of formation	32
		Total -	646

One result of these Committees has been to bring the Council into much closer and more effective relations with the Members in distant parts of the country, enabling them to gather their opinions with reference to important legislative proposals and other matters on which a collective judgment is valuable.

The thanks of the Institution are due to the Provincial Chairmen and Ex-Chairmen for their loyalty and devotion to its interests, at the cost of much time and labour. The Council endeavoured to give some expression to their sense of these services by inviting them to a banquet in the Lecture Hall, which many of the Chairmen were able to attend as the guests of the Council.

JUNIOR MEETINGS.

At the beginning of the present Session the Council

COMMITTEES.

THE SURVEYORS' INSTITUTION.

PROVINCIAL COMMITTEES

June 1890.

	Designation	Number of Manors
A	Northern Counties	35
B	Counties Palatine of Lancaster and Chester	64
C	Yorkshire	40
D	Salop, Hereford, Radnor, and North Wales	41
E	Derby and Stafford	26
F	Nottingham and Lincoln	35
G	Monmouth and South Wales	18
H	Warwick, Worcester and Gloucester	50
I	Leicestershire, Northamptonshire and Rutland	30
J	Norfolk, Suffolk, Cambs & Hunts	26
K	Berks Bucks Oxon and North Wilts	48
L	Herts Essex Herts and Middlesex	34
M	Devon and Cornwall	29
N	Somerset Dorset, and Bristol	29
O	Hants and South Wilts	52
P	Kent and East Sussex	57
Q	Surrey and West Sussex not yet formed)	32
	Total	646



authorised (as an experiment) the holding of a few Meetings, to be known as "Junior Meetings," for the reading and discussion of Papers by Students and Examinees under a prescribed limit of age, subject to such conditions* as would obviate the possibility of confusion with the Ordinary General Meetings of the Institution.

The experiment having proved of considerable educational value, the Council have authorised a similar series of Meetings during the coming Session.

As an encouragement to the younger Members, it is proposed to publish, in the "Professional Notes," any Papers of exceptional merit read at these Meetings.

THE NEW BY-LAWS.

There could be no better vindication of the arrangements governing the election of the Council and of new Members during the past 22 years, than the rapid development of the Institution, and the perfect harmony which has, happily, at all times, subsisted between the Members and the Executive; but this very development, especially in the country districts, rendered it, in the opinion of the Council, desirable to give the Members, as a whole, greater facilities for the exercise of their rights and privileges than was possible so long as the requirement of personal attendance at the ballot remained a feature of the system.

The changes in the administrative machinery of the Institution, introduced by the new By-Laws, are briefly as follows :—

The abolition of the requirement of personal attendance for voting for the Council and Officers of the Institution, and for new Members.

Power to the Council to restore a name removed from the list without the necessity of re-election.

An increase in the number of the Council; rendered desirable by the considerable increase in recent years in the number of Members, and by the additional duties imposed on the Council.

* These conditions are published in the "Professional Notes"—*vide* Vol. IV., pp. 213 & 214.

Provision to meet the case of the office of Auditor becoming vacant during the Session.

That these alterations commended themselves to the Members is evidenced by the complete unanimity with which they were adopted and approved at two General Meetings of Fellows. The Council trust this may be accepted as an augury of the continuance of that support and confidence which they have invariably received from the Members during the past twenty-two years.

PUBLICATIONS.

The volume of "Transactions" for the past Session will bear comparison in point of interest with any of its predecessors. The excellent Papers, by Mr. RYDE on "The Tithe Question," by Mr. H. H. SMITH on "Landed Incomes," by Mr. G. M. FREEMAN and Mr. SIDNEY WOOLF, Q.C., on "Compensation," by Mr. WHEELER, Q.C., on "Betterments," by Mr. F. MARSHALL on "Rating," and by Mr. R. F. GRANTHAM on "Erosion by the Sea," with the discussions which they evoked, constitute a large addition to the valuable stores of knowledge comprised in the 22 published volumes of the "Transactions."

The third volume of "Professional Notes" has been completed, and the fourth volume commenced during the Session. This publication also contains a very large amount of information and clues to information, in a form which cannot fail to be of great utility to those engaged in active practice. The Council trust that the "Professional Notes" will continue to receive the support of the Members as a means by which a large amount of technical knowledge can be amassed at the smallest possible expenditure of individual labour.

LIBRARY.

The Library of the Institution has received many contributions and additions during the year, and the time is approaching when some structural alterations will be neces-

sary to provide extra shelf room. It contains at the present date about 5,000 volumes.

GENERAL.

The attention of the Council has been carefully directed, as heretofore, to Acts of Parliament and projects of legislation affecting the interests of property, and in the consideration of non-Metropolitan Bills they have been greatly assisted by suggestions from the Provincial Committees, to which these Bills have been submitted and by some of which they have been discussed.

In the case of the Strand Improvement Bill and the General Powers Bill of the London County Council, the Council felt that the issues involved were of such moment as to call for a direct expression of opinion at their hands. While approving some of the provisions of these Bills, they thought it right to prepare, and disseminate in the proper quarter, statements of "reasons against" some others with which they were unable to agree.

The Council have been saved the necessity of opposing the Architects' Registration Bill, which it seemed might possibly prejudice Surveyors in some of their relations with their clients, by the introduction of a clause specially exempting Professional Members of the Institution from its restrictive provisions, in the not very probable contingency of its receiving the sanction of the legislature.

The Council have taken no steps towards opposing the proposals of the Sanitary Registration of Buildings Bill, confining themselves to tacitly acquiescing in the inclusion of the Institution among the bodies to be invested with the power of granting certificates of practice in Sanitary Science.

In conclusion, the Council have the agreeable duty of acknowledging, in cordial terms, the assistance and support they have uniformly received from the Members in their endeavours to discharge, to the best of their ability, the important and growing trust committed to their hands.

RECEIPTS.				REVENUE			
		£	s. d.	£	s. d.	£	s. d.
1889.							
829 Fellows' Subscriptions for 1889, at £3 3s.	- - - -	2,611	7 0				
13 " " in advance for 1890, at £3 3s.	- - - -	40	19 0				
18 " " arrears at £3 3s.	- - - -	56	14 0				
				2,709	0 0		
351 Professional Associates' and Associates' Subscriptions for 1889, at £2 2s.	- - - -	737	2 0				
1 Associate's Subscription in advance for 1890	- - - -	2	2 0				
20 Professional Associates' and Associates' Arrears at £2 2s.	- - - -	42	0 0				
				781	4 0		
94 Students' Subscriptions for 1889 at £1 1s.	- - - -	98	14 0				
8 " " in advance for 1890, at £1 1s.	- - - -	3	3 0				
1 " " in arrear	- - - -	1	1 0				
				102	18 0		
Hire of Arbitration Rooms	- - - -	-	-			3,593	2 0
Dividends	- - - -	-	-			220	9 0
Transferred from Capital	- - - -	-	-			306	3 8
Cash at Bankers and in hands of Secretary, January 1st, 1889	- - - -	-	-			200	0 0
						66	7 6

£4,886 2 2

CAPITAL							
		£	s. d.	£	s. d.	£	s. d.
100 New Fellows' Entrance Fees, at £5 5s.	- - - -	525	0 0				
42 Fellows' Entrance Fees, Balance on Transfer, at £2 2s.	- - - -	88	4 0				
				613	4 0		
42 New Professional Associates' and Associates' Entrance Fees, at £3 3s.	- - - -	-	-	132	6 0		
						745	10 0
Interes. on North British Railway Preference Stock (Crawter Bequest)	- - - -	-	-	-	-	8	17 10
Transferred from Revenue	- - - -	-	-	-	-	110	10 0
Balance at Bankers, January 1st, 1889	- - - -	-	-	-	-	155	12 1

£1,020 9 11

LIBRARY							
		£	s. d.	£	s. d.	£	s. d.
Donations to December 31st, 1889	- - - -	-	-	-	-	126	0 0
Dividends	- - - -	-	-	-	-	15	15 8
Balance at Bankers, January 1st, 1889	- - - -	-	-	-	-	85	1 2

£226 16 10

SUM							
		£	s. d.	£	s. d.	£	s. d.
Revenue Account	- - - -	-	-	-	-	4,886	2 2
Capital	- - - -	-	-	-	-	1,020	9 11
Library	- - - -	-	-	-	-	226	16 10

£5,633 8 11

ASSETS AND							
		£	s. d.	£	s. d.	£	s. d.
Cash at Bankers and in hands of Secretary	- - - -	-	-	-	-	345	4 2
Value of Furniture and Books	- - - -	-	-	-	-	4,228	16 10
Investments—2½ per Cent. Consols	- - - -	-	-	4,084	15 11		
" New 2½ per Cents.	- - - -	-	-	9,030	7 11		
" North British Railway Preference Stock (Crawter Bequest)	- - - -	-	-	228	0 0		
						13,843	8 10
Subscriptions and Entrance Fees due, but unpaid at date	- - - -	-	-	-	-	359	2 0
Fees for use of Rooms due, but unpaid at date	- - - -	-	-	-	-	172	14 6
Value of Premises, Nos. 12 & 13a, Great George Street	- - - -	-	-	-	-	7,500	0 0

£25,949 1 4

INSTITUTION.

THE YEAR ENDING DECEMBER 31st, 1889.

Cr.

ACCOUNT.

EXPENDITURE.

1889.		£ s. d.	£ s. d.
rent	- - - - -	975 7 6	
insurance, Rates, and Taxes	- - - - -	181 11 4	
fuel, Light, and Water	- - - - -	86 17 0	
repairs	- - - - -		643 15 10
stationery, Postage, and Receipt Stamps, Books of Account, Publications, &c.	- - - - -		384 7 4
salaries and Wages	- - - - -		265 11 9
household Effects, Housekeeper's Petty Cash Expenses, Tea, Coffee, and Sundry Disbursements	- - - - -		1,259 6 11
examinations—Examiners' Fees	£110 1 6		103 5 2
Printing, Lithography, Hire of Instruments, and Sundry Disbursements	117 19 0		
	228 0 6		
Less Candidates' Fees forfeited	- 469 6 0		
Sale of Examination Rules	- 13 15 6		
	88 1 6		
Prizes	- - - - -	144 19 0	
		26 1 0	
publication of "Transactions"—Printing and Lithography	- - - - -	199 4 0	171 0 0
Covers and Binding	- - - - -	8 4 0	
Reporting	- - - - -	40 19 0	
		243 7 0	
Less Sale of "Transactions" and Covers	- - - - -	49 4 11	
			194 2 1
publication of "Professional Notes"—Printing and Lithography	- - - - -	97 2 0	
Less Sale of "Professional Notes"	- - - - -	7 0 0	
			90 2 0
purchase of £1,043 0s. 6d., New 2½ per Cents.	- - - - -		1,000 0 0
general Printing	- - - - -		94 10 0
law Charges	- - - - -		25 4 5
transferred to Capital	- - - - -		110 10 0
royal Agricultural Society of England—Prizes	- - - - -		21 0 0
cash at Bankers and in hands of Secretary, December 31st, 1889	- - - - -		73 6 8
			<u>£4,386 2 2.</u>

ACCOUNT.

	£ s. d.
purchase of Furniture and Fittings	15 0 0
alterations to Premises	227 4 3
purchase of £516 2s. 7d. New 2½ per Cents.	500 0 0
transferred to Revenue	200 0 0
balance at Bankers, December 31st, 1889	78 5 8
	<u>£1,020 9 11</u>

ACCOUNT.

	£ s. d.
purchase of Books, Maps, &c.	33 5 0
balance at Bankers, December 31st, 1889	193 11 10
	<u>£226 16 10</u>

REVENUE.

	£ s. d.
revenue	4,312 15 6
capital	942 4 3
library	33 5 0
balances at Bankers and in hands of Secretary, December 31st, 1889	345 4 2
	<u>£5,633 8 11</u>

LIABILITIES.

	£ s. d.
the Quarter's Rent to Christmas 1889	96 5 0
renting and various Accounts unpaid	617 13 5
balance	25,235 2 11

Examined with the Books and Vouchers, and found correct,

20th May, 1890.

G. TAYLOR.
ARTHUR VERNON.

£25,949 1 4

APPENDIX TO VOL. XXII.

Obituary.

CHARLES HENRY ANDERSON, Q.C., M.P. (Associate), was the youngest son of the Rev. RICHARD ANDERSON, late of Aiskew House, Bedale, Yorkshire. He was born at Burnston Vicarage, Yorkshire, in the year 1838, was educated privately, was called to the bar of the Inner Temple in 1867, and appointed Queen's Counsel in 1885. In 1886 he was elected to represent the united counties of Elgin and Nairn in Parliament. Mr. ANDERSON was elected an Associate of the Institution on March 27th, 1882.

WILLIAM BROWN (Fellow) was born on the 7th day of May, 1814, and was the youngest son of Mr. GEORGE BROWN, a yeoman at Okeford Fitzpaine, Dorset, who had a family of twelve sons and one daughter. Mr. BROWN, when only 14 years of age and with but a very limited education, entered the office of Mr. JOHN ROLFE GLENISTER, a man of some repute, and Agent for the Tring Park Estate, and with him Mr. BROWN continued for seven years. Shortly after this he started in business at Tring, and there continued to the end of his life. In the first few years Mr. BROWN made but little progress, but with his well-known energy and perseverance he gradually worked his way to a good position, obtaining the confidence of many of the neighbouring landowners, for whom he became Agent. One of them (the Rev. JAMES WILLIAMS of Tring Park), upon his death in March 1871, marked his approval of his conduct by leaving him a very handsome legacy.

Mr. BROWN was Honorary Secretary of the Tring Agricultural Association for a period of 36 years, and, on retiring from this post in 1877, was presented with a testimonial in recognition of his long services. He was for many years President of the Valuers' Association in the district, and in October 1881 received from them a presentation of books, "as a small testimony of esteem and regard, and to mark their sense of his exertions on behalf of the Association, during a period of 30 years." He was Churchwarden of Tring twice, and Chairman of the Tring Local Board from 1872 to 1885.

His business so increased that in the year 1871 he invited his former pupil, Mr. S. G. FOULKES, to become his partner, and this connection continued until the beginning of the year 1888, when he retired from the firm in favour of Mr. FOULKES and his two sons (Mr. FRANK JOHN BROWN and Mr. ARTHUR M. BROWN).

In 1882 Mr. BROWN was selected Chairman of the London Farmers' Club, and at the annual dinner in December of that year, Mr. ALBERT PELL, M.P., in proposing his health said, "I would observe that there can be no doubt whatever, that he is as true and as genuine a specimen of the kind of gentlemen most fitted to take the chair at meetings of a club constituted almost solely of farmers, as can be found in the kingdom. He thoroughly understands the business in which he is engaged, making, I believe I may say, as few mistakes as practical men ever do make, and dealing with the most difficult times and circumstances as carefully as anyone could do."

Mr. BROWN was one of the few surveyors surviving who were extensively engaged in tithe commutations, and as valuers in connection with enclosures of common and open field lands.

He was one of the earliest Members of the

Institution, joining it on February 8th, 1869, and he aided it greatly by taking part in its discussions. In the 5th volume of its "Transactions" will be found a Paper by him on "Beech Woods and Larch Plantations," remarkable for grasp of this subject, which he had made peculiarly his own.

He continued to the end to take an active interest in the business of his firm and in all local affairs, and although he had nominally retired from business, he was frequently consulted on matters of importance up to the day of his death, which took place somewhat suddenly at his residence, Beech Grove, Tring, on the 5th day of June, 1890, in his 77th year.

JAMES ROBERT CASSELL (Fellow) was a member of the well-known firm of FULLER, HORSEY, SON, & Co., in which he became a partner in the year 1867.

He was elected a Member of the Institution on the 4th April, 1876. His death took place on 13th December, 1889.

WILLIAM FRANCIS HOMFRAY (Professional Associate) was born in 1858, and was articled to Mr. F. L. LIGHTFOOT, of Market Drayton. He held the diploma of the Royal Agricultural College, and was elected a Professional Associate of the Institution in November 1882. At the time of his death, at the age of 32, he was Agent to Mr. R. COTTON, of Rease Heath, Nantwich, Cheshire.

THOMAS HORSEY (Fellow) was born at Manchester in the year 1818, and in 1832 entered the office of his uncle, Mr. FULLER, who carried on business as a Surveyor, at No. 13, Billiter Street, so that the firm has been in existence on the same spot for the past seventy years. By dint of perseverance and attention to the details of the business he soon acquired a considerable experience,

and eventually became a partner with his uncle. About this time the use of machinery and steam power, which was then only in its infancy, began to develop, and Mr. HORSEY applied himself and gave much personal attention to the valuing and selling of plant and machinery of all descriptions, making this study a speciality, and the firm soon became well-known as one of the leading firms in London for this class of business. He also devoted much attention to the valuing of land, and particularly to wharf, warehouse, and manufacturing property.

Upon the death of Mr. FULLER, which occurred about 30 years ago, he took the management of the business entirely upon himself, assisted by an able staff, until the year 1867, when, finding his practice largely increasing and too much for one person to carry on, he took in partners.

Mr. HORSEY's knowledge of mechanical and engineering works of every description was most extensive, and his opinion in matters within his special line of practice was admittedly among the best in London.

For the past seven years he had been unable to devote much personal attention to the work, and practically retired to his country residence at Ringmer, in Sussex, where he died on the 18th July, 1889. By his special desire he was cremated at Woking, and his ashes were afterwards deposited in the family vault at Norwood.

Mr. HORSEY was a Founder Member of the Institution, having associated himself with its promoters in July 1858.

ALFRED IVIMEY (Professional Associate) received his professional training in the office of Mr. WILLIAM BURROUGH HILL, Architect and Surveyor, of Southampton, in whose employment he remained until his 25th year.

His subsequent work as a Surveyor was in connection with the widening of the Andover and Redbridge

Railway, Hants, the erection of the Elephant and Castle Theatre, Southwark, a position in the office of Mr. R. J. DICKINS, Surveyor of London, and finally an appointment in the building surveyors' department of the office of Messrs. FAREBROTHER, ELLIS, CLARKE, & Co.

His death, which happened in December last, in the 30th year of his age, was caused by a fall, while measuring a warehouse in the City of London, necessitating an operation which proved fatal.

Mr. IVIMEY passed, in 1886, the Professional Associate-ship Examination of the Institution, in the Building Section.

WILLIAM LUDLAM MASON (Fellow) was a member of the firm of MASON & SONS, of Louth. He was the second son of the late Mr. THOMAS MASON, J.P., and was born at Healing, where his father had a farm. He entered his father's office at an early age; was subsequently made a partner; and at the time of his death was the senior member of the firm. His family have occupied land in the parish of Keddington for nearly two hundred years, and he himself farmed nearly one thousand acres, and his knowledge of all agricultural matters was most complete.

Mr. MASON was an early Member of The Surveyors' Institution, having been elected a Fellow on May 10th, 1875. He was on the Council of the Lincolnshire Agricultural Society; a Justice of the Peace for the borough of Louth, and, in the year 1884, was chosen by the Council Chief Magistrate, and discharged his duties in that office to the entire satisfaction of all, and with an impartiality which was warmly recognised.

Mr. MASON died at Louth on the 13th of March last, in the 50th year of his age.

ROBERT PARNELL (Fellow) was articled to Messrs.

HARDING & EVE, of Bedford, and on the completion of his pupilage entered the office of the late Mr. R. P. NISBET, of 27, Villiers Street, Strand, subsequently joining in partnership Mr. S. DEACON, of Oundle. Mr. PARNELL was elected a Fellow of the Institution in May 1884. His death in October last brought to a premature conclusion a promising career.

ROBERT PATERSON (Fellow) was in considerable practice as an Architect and Surveyor in Edinburgh. At the early age of twenty-one he succeeded to his father's appointment as Borough Assessor of the City of Edinburgh, under the Lands Valuation Act. In this position, which he occupied for upwards of thirty years, he acquired a very wide and varied experience in rating matters, and his opinion on the value of property carried great weight in his native city. His health rapidly declined about three years before his death, which occurred somewhat suddenly on October 5th, 1889, in the 64th year of his age. Mr. PATERSON was elected a Member of the Institution on November 8th, 1875, and maintained his connection with it to the time of his death.

The HON. HENRY WILLIAM PETRE (Associate) was the younger son of WILLIAM HENRY, 11th Baron PETRE, by his marriage with a daughter of Sir RICHARD BEDINGFIELD. He was born in 1820. In 1838 he was appointed Secretary to the Commission of Inquiry into Crown Lands and Emigration in Canada, in 1847; subsequently Colonial Treasurer of New Munster, New Zealand; and in 1853 Postmaster-General of New Zealand. Mr. PETRE was a Magistrate and Deputy-Lieutenant for the county of Essex. He joined the Institution on December 6th, 1869. His death took place at the Manor House,

Writtle, Chelmsford, on Tuesday, 3rd December last, in the 70th year of his age.

GEORGE WILSON STEVENSON (Associate) was born at Derby on the 10th of April, 1825. He became a pupil of Mr. HAWKSLEY, at Nottingham, at the age of seventeen, and remained with that gentleman until the expiration of his articles. In 1847, Mr. STEVENSON went to the United States, but returned to England within two years. He was soon appointed Surveyor to the Local Board of Loughborough, from which he retired to enter into partnership with Mr. WILLIAM LEE, an Inspector under the Public Health Act. During this partnership he carried out several sewerage and water schemes. In 1856, he received the appointment of Borough Engineer to the Corporation of Halifax. He had almost at once to advise the Corporation in reference to the proposed purchase of the gas undertaking. The parliamentary fight was very keen, and the manner in which Mr. STEVENSON bore himself under severe cross-examination at once brought him forward as an expert witness. The Halifax gas-works, which were on the side of a steep hill, had to be entirely rebuilt, and great skill was shown in constructing the buildings upon the slope, so that the coal was brought in at the highest point, and the coke taken out at the lowest point of the works, with a minimum of handling. Throughout the ten years of his residence in Halifax, Mr. STEVENSON was largely consulted by Companies and local authorities in reference to gas and water undertakings, until he was compelled by increase of business to remove to London in 1866, since which date, until within a year of his death, he was in constant practice as consulting engineer for gas, water, and sewerage matters. He published in 1879 a book on "Precedents in Private Bill Legislation affecting Gas and

Water Undertakings." He designed new gas-works for West Bromwich, Scarborough, Colchester, Peterborough, and several other places, and in all carried out in their entirety, or partially, some sixty works or systems for gas, water, or sewerage.

Mr. STEVENSON was elected an Associate of the Institution on January 24th, 1881; he was also a Member of the Institution of Civil Engineers, and was President of the Gas Institute in 1882.

He died on the 23rd of October, 1889.*

EDWARD JAMES THOMPSON (Fellow) was born at Werneth on the 26th February, 1831. He was articled to the late Mr. CHARLES LEE, Architect and Surveyor and Agent to the Trafford Estates in the neighbourhood of Manchester, with whom he gained a varied experience in estate management, and after a period of some years went to reside at Altrincham, where he was employed by the late SAMUEL BROOKS, Esq., who, discerning his abilities, appointed him to the management of his extensive estates in Lancashire, Cheshire, and other counties, and when the property devolved upon Sir WILLIAM C. BROOKS, Mr. THOMPSON retained his appointment. By his employer he was held in the highest regard, and in the management of the estates he won general approbation.

Mr. THOMPSON had an extensive practice in arbitrations, but very rarely gave evidence.

At the time of his death he was head of the firm of E. J. THOMPSON & SON, of King Street, Manchester.

He was elected a Fellow of the Institution on December 19th, 1881. His death took place in the month of March last, in the 60th year of his age.

* Republished, with variations, from the "Transactions" of the Institution of Civil Engineers.

ROBERT VAWSER (Fellow), third son of the late Mr. CHARLES VAWSER, of Waldersea, March, Cambridgeshire, was born on the 13th of September, 1841. He was educated at Peterborough, and was afterwards articled to the late Mr. M. O. TARBOTTON, of Nottingham, with whom he subsequently remained for a short period, being entrusted by Mr. TARBOTTON with the carrying out of various important works.

In 1863 Mr. VAWSER entered the office of the late Mr. C. E. CAWLEY (sometime M.P. for Salford), of London and Manchester, under whom he designed and superintended various engineering works. In 1866 he left Mr. CAWLEY, having obtained the appointment of principal assistant to the Borough Engineer of Belfast, under whom he carried out public works of considerable magnitude, including the sewer-ing and paving (in one year alone) of one hundred and thirty streets.

In 1867 Mr. VAWSER was appointed Borough Surveyor of Warrington, where he designed and carried out many important works, including main-sewerage works, several miles of impervious pavements, an infectious disease hospital, art gallery, &c.

Having relinquished his appointment at Warrington, Mr. VAWSER commenced business on his own account in Manchester immediately, and soon acquired a large and lucrative practice, more especially in sewerage works, and at the time of his death was engaged upon important works at Swinton, Milnrow, Reddish, Tyldesley, Royton, &c. He did not, however, devote himself exclusively to sanitary engineering, but was also engaged upon the extensive system of tramways, known as the Manchester, Bury, Rochdale and Oldham Tramways, the Barrow-in-Furness Tramways, &c.

Mr. VAWSER took an active interest in The Surveyors' Institution and the Association of Municipal and Sanitary

Engineers and Surveyors, his connection with the latter Association dating from its formation, when he began his services as Honorary Secretary for the Lancashire and Cheshire District. In 1875 he became a Member of Council, in 1880 a Vice-President, and in 1885 President. During his presidency the examinations of candidates for municipal engineerships were instituted.

Mr. VAWSER was elected a Fellow of The Surveyors' Institution on May 13th, 1889.

He died, somewhat suddenly, on the 15th of September, 1889, after a long and painful illness.*

WILLIAM WAISTELL (Fellow), of Barnard Castle, served his articles with Messrs. REED, of Stockton and Adelphi Terrace, London. Early in life he acquired considerable experience as a Chain Surveyor on the Ordnance Survey, in Ayrshire, and, subsequently, in connection with railway surveys both in England and abroad. At the time of his death, he held an engagement from the Teesdale Sanitary Board as Engineer for the water supply to Cockfield.

Mr. WAISTELL was elected a Fellow of the Institution on the 26th February, 1883.

His death took place very suddenly at Cotherstone, in Teesdale, on Sunday, 30th March, in the 56th year of his age.

JOHN GEORGE RODNEY WARD (Fellow), of Yatton Court, Herefordshire, who died in September last, at the age of 59, was one of the earliest pupils of the Royal Agricultural College, Cirencester, where he laid the foundation of his professional education. He was afterwards the

* Republished, with variations, from the "Transactions," of the Institution of Civil Engineers.

pupil of a Land-Agent in very extensive business in the North of England. He also gained some insight into business in Ireland and Wales before he was appointed (whilst still a very young man) Agent to property in Herefordshire, then held by Lady LANGDALE, but which had long belonged to the Earls of OXFORD. Mr. WARD held several other agencies, and his clear head and sound judgment caused all who came in contact with him to appreciate him highly, and made him the valued friend of very many.

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DONATIONS OF BOOKS, MAPS, &c.

DONORS.	TITLE OF WORK.
<i>Agricultural Gazette</i> , Editor of the	} "The Agricultural Gazette," 1889-90.
<i>Architect</i> , Editor of the	} "The Architect," 1889-90.
Arnold, F.	Warner's "History of Glaston."
Association of Builders of the United States	} Report of Third Annual Convention.
Association of Lands Valuation Assessors for Scotland	} "Proceedings," 1889-90.
Bath and West of England Society.	} "Journal," 1889-90.
Boodle, F. E.	{ "History of Faversham." Jacobs, 1774. "History of Wales." Enderbie, 1661.
<i>British Architect</i> , Editor of the	} "The British Architect," 1889-90.
<i>Builder</i> , Editor of the	} "The Builder," 1889-90.
<i>Builder's Weekly Reporter</i> , Editor of the	} "The Builder's Weekly Reporter," 1889-90.
<i>Building News</i> , Editor of the	} "The Building News," 1889-90.
Byron, A. W.	{ Savage's "History of Taunton," 1822. Westcote's "Devonshire." Rutter's "Somerset."
Clutton, J.	Hartlib's "Legacy of Husbandry," 1655.
<i>Contract Journal</i> , Editor of the	} "The Contract Journal," 1889-90.
Darley, J.	"Pastures, Old and New," by J. Darley.
<i>Estates Gazette</i> , Editor of the	} "The Estates Gazette," 1889-90.
Evans, R.	} "Records of the Borough of Nottingham," vol. 4, 1547-1625.
Farmers' Club	"Journal," 1889-90.

DONORS.	TITLE OF WORK.
<i>Field</i> , Editor of the . . .	"The Field," 1889-90.
Francis, G. F.	{ "History of Edinburgh in the Nineteenth Century." Shepherd. "Beauties of Stow." Bickham. "History of Bristol." Chilcott.
Gray, J.	{ C. H. Sargant's "Urban Rating." C. A. James' "Leaseholds and Legislation."
Hankinson, T. J.	"Map of Hampshire," 1646.
Haywood, Lieut.-Col. W. . .	{ Reports on Works executed by the Hon. the Commissioners of Sewers, 1889. Report of Commissioners of Sewers on Experiments with Street Cleansing Machines.
<i>Horticulture, Journal of</i> , Editor of the	{ "The Journal of Horticulture," 1889-90.
Houghton, W. H.	{ "Transactions of the Highland and Agricultural Society of Scotland," 1875-89, 14 vols.
Institute of Builders	"Proceedings," 1889-90.
Institution of Civil Engineers	"Proceedings," 1889-90.
Institution of Civil Engineers of Ireland	"Transactions," 1889.
Institution of Mechanical Engineers	"Proceedings," 1889-90.
<i>Iron</i> , Editor of	"Iron," 1889-90.
<i>Land and Water</i> , Editor of	"Land and Water," 1889-90.
<i>Land Agent's Record</i> , Editor of the	"The Land-Agent's Record," 1889-90.
Luard, Major-Gen.	{ "Stone: How to get it, and how to use it." By Major-Gen. Luard.
Lockwood, Crosby, & Son	Lockwood's "Builders' Price Book," 1890.
Martin, T.	{ "Map of the County of Essex." J. Chapman, 1774.
<i>Metropolitan</i> , Editor of the	"The Metropolitan," 1889-90.
Minister of Public Works of Rome	{ "Journal of the Civil Engineers of Rome," 1889-90.
North of England Institute of Mining and Mechanical Engineers	"Transactions," 1889-90.
Pope, W.	{ Directory of Architectural and Kindred Societies in 1889.
Rickman, T. M.	{ "The Practical Surveyor, or the Art of Land-Measuring made Easy." S. Wyld, 1780. Wilson's "Surveying," 1762. Rooke's "Remarkable Oaks," 1790.

DONORS.	TITLE OF WORK.
Royal Agricultural Society of England	{ "Journal," 1889-90.
Royal Engineers' Society	{ Professional Papers of the Corps of Royal Engineers, 1889.
Royal Institute of British Architects	{ "Journal of Proceedings," 1889-90. "Transactions," vol. 5 (New Series).
Royal Statistical Society	{ "Journal," 1889-90. "Transactions," 1889-90. Metcalf's "Sanitas Sanitatum," vol. 1. Banner's "Wholesome House." Dr. Guy's "Public Health." Russell's "Vital Statistics of Glasgow." Merryweather's "Fire Protection of Mansions."
Sanitary Institute of Great Britain	{ Mouat's "Hospital Construction." Dr. Pettenkofer "Air, in Relation to Clothing, &c." Report of Local Government Board of Health, 1879. Reports of Local Government Board, 1872-81.
Sears, J. S., and Peach, C. S.	{ "Architects', Engineers', and Surveyors' Compendium."
Secretary of State for India	{ "An Account of the Operations of the Great Trigonometrical Survey of India," vol. 10. "Manual of Forestry," Dr. W. Schlich, vol. 1.
Société des Géomètres of France	{ "Journal," 1889-90.
Society of Architects	{ "Proceedings," 1889-90.
Society of Engineers	{ "Transactions," 1888.
Spon, E. & F. N.	{ Spon's "Fires in Theatres." Spon's "Architects' and Builders' Price Book," 1890.
Whitaker, W.	{ "Some Surrey, Essex, and Hampshire Wells." By W. Whitaker.
Wacher, T.	{ Englefield's "Isle of Wight," 1816.

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THE SURVEYORS' INSTITUTION

(INCORPORATED BY ROYAL CHARTER),

12, GREAT GEORGE STREET, WESTMINSTER, S.W.

LIST OF MEMBERS, JULY 1st, 1890.

*Date of Election
and of Transfer.*

Honorary Members.

1874, Apr. 13	BEDFORD, HIS GRACE THE DUKE OF	81 & 82, Eaton Square, S.W.
1878, Nov. 11	BUCAILLE, EUGÈNE	168, Boulevard de Strasbourg, Havre, France.
1875, Mar. 15	CAIRD, SIR JAMES, K.C.B.	Board of Agriculture, St. James's Square, S.W.
1889, Dec. 9	CHAPLIN, THE RIGHT HON. HENRY, M.P.	} Board of Agriculture, St. James's Square, S.W.
1887, Jan. 24	CORHAM, THE RIGHT HON. LORD VISCOUNT	
1877, Jan. 15	CONSTABLE, JOHN, THE REV.	} Marston Bigot, Frome, Somersetshire.
1886, Jan. 11	CULLEY, GEORGE	{ Office of Woods, Forests, and Land Revenues, 1, Whitehall Place, S.W.
1871, Jan. 30	GORE, CHARLES ALEXANDER, THE HONORABLE	
A. '81, Mar. 21 H.M. '88, Mar. 8	GRANTHAM, SIR WILLIAM	} 82, St. George's Square, S.W.
1880, May 10	HAMPDEN, THE RIGHT HON. LORD VISCOUNT	} Glynde, Lewes, Sussex.
1883, May 21	HARTINGTON, THE RIGHT HON. THE MARQUIS OF	
1880, Mar. 4	JERSEY, THE RIGHT HON. THE EARL OF	} 3, Great Stanhope Street, W.
1886, Jan. 11	KINGSCOTE, COLONEL SIR ROBERT NIGEL FITZHARDINGE, K.C.B.	
A. '69, Jul. 26 H.M. '71, Feb. 27	LEACH, GEORGE ARCHIBALD, LIEUT.-COLONEL, C.B.	} Board of Agriculture, St. James's Square, S.W.
1885, Apr. 20	M'CLELLAN, JOHN B., M.A., THE REV.	
		} Royal Agricultural College, Cirencester.

Fellows.

*Date of Election
and of Transfer.*

The names of those Fellows who have qualified for the Class by Examination are distinguished thus*

Diploma
Number.

1559	1889, Jan. 28	ABBEY, JOE BURMAN.	28, John William Street, Huddersfield.
1084	1884, Jan. 14	ABBOTT, ROBERT THOMAS G.	Whitley House, Malton, Yorkshire.
1499	1888, Nov. 26	ABBOTT, WILLIAM	Holbeach, Lincoln.

Dip No.	Date of Election and of Transfer.	FELLOWS.	
1	1868, Jun. 15	ADAMS, CHARLES FREDERICK	Barkway, Herts, and 57, Coleman Street, E.C.
1105	1884, Feb. 25	ADAMS, HENRY	60, Queen Victoria Street, E.C.
1504	1888, Dec. 10	ADDIE, PETER	30, Winckley Square, Preston.
612	1881, Feb. 21	ADDIE, WILLIAM FORRESTER	{ Powis Castle Estate Office, Welchpool, Mont. gomeryshire.
664 {	{ A. '81, Dec. 19 } F. '86, Dec. 8 }	ADKIN, CHARLES DUNCAN	Wantage, and Abingdon, Berks.
1791	1890, May 29	ALLAN, GORDON	Belize, British Honduras.
1479	1888, Apr. 30	ALIEN, GEORGE	Estate Offices, Stalbridge, Dorset.
982	1883, Dec. 17	ALLEN, HENRY ROBERT	50, Finsbury Square, E.C.
597 {	{ A. '81, Jan. 10 } F. '84, Mar. 10 }	ANDERSON, ROBERT, JUN.	The Barton, Cirencester.
1685	1889, Dec. 9	ANDREW, THOMAS HAWKES	Williton, Somerset.
1792	1890, May 29	ANDREWS, JOHN	25, Ludgate Hill, E.C.
287	1872, Dec. 9	APPERLEY, WILLIAM HAVARD	Hereford.
1279 {	{ A. '85, Dec. 7 } F. '87, Dec. 5 }	*ARCH, ARTHUR JOSEPH EDWIN	{ Punjom and Sunghie Dua Samantan Mining Company, Punjom, Pahang, Singapore.
198	1869, May 3	ARDING, CHARLES BENNETT	22, Surrey Street, Strand, W.C.
1133	1884, Apr. 21	ARMISTEAD, RICHARD	113, Main Street, Bingley, Yorkshire.
791	1882, Apr. 24	ARMSTRONG, THOMAS JOHN	14, Hawthorn Terrace, Newcastle-on-Tyne.
1730	1890, Feb. 24	ARMYTAGE, GEORGE JOHN	Kirklees Park, Brighouse, Yorkshire.
1505	1888, Dec. 10	ARNOLD, FRANCIS	Hambleton, Hants.
1709	1890, Feb. 10	ARNOLD, WILLIAM	{ 23, George Street, Tamworth, and Grenville Buildings, 12, Cherry Street, Birmingham.
1541	1889, Jan. 14	ASHDOWN, AUGUSTUS HARDING	Talbot Chambers, Shrewsbury.
1624	1889, May 13	ATKINS, SYDNEY GEORGE	The Hall, Coston, Wymondham, Norfolk.
1793	1890, May 29	AUSTIN, RICHARD	Bishop's Waltham, Hants.
404	1875, Nov. 8	AUSTIN, RUSSELL GARDENER	Hertford.
798 {	{ A. '82, Apr. 24 } F. '90, Apr. 14 }	AYRES, CHARLES PRYOR	52, High Street, Watford, Herts.
140 {	{ A. '68, Nov. 2 } F. '87, Feb. 7 }	BADCOCK, PHILIP	9, Whitehall Place, S.W.
1767	1890, Mar. 24	BAILEY, HARRY DAVID CHINERY	Estate Office, Kingston-on-Thames.
665 {	{ A. '81, Dec. 19 } F. '89, Nov. 11 }	BAILEY, LEONARD	Estate Office, Scorton, Garstang, Lancashire.
1506	1888, Dec. 10	BAINBRIDGE, ROBERT STAGG	Keverstone, near Staindrop, Durham.
1005 {	{ A. '83, Dec. 17 } F. '84, Dec. 8 }	BAIRD, JONATHAN PEEL	Estate Office, Somerley, Ringwood, Hants.
812	1882, May 22	BALLARD, EDMUND	Elwick House, Ashford, Kent.
479	1877, Mar. 12	BALLS, JAMES MAYHEW	Castle Hedingham, Essex.
1560	1889, Jan. 28	BANCROFT, HENRY	83, Moseley Street, Manchester.
606	1881, Feb. 7	BANNISTER, THOMAS	Limehurst, Hayward's Heath, Sussex.
712	1882, Jan. 30	BARFIELD, FREDERIC HENRY	56, Lancaster Road, Stroud Green, N.
1253	1885, Mar. 9	BARKER, CALEB	Estate Office, Shadwell, Thetford.
983	1883, Dec. 17	BARNES, JOHN WILLIAM JAMES	Brougham Chambers, Wheeler Gate, Nottingham
1307	1886, Feb. 22	BARNES-WILLIAMS, THOMAS	11, Clement's Lane, E.C.
118	1863, Aug. 17	BARRY, CHARLES	1, Victoria Street, S.W.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1056	1884, Jan. 28	BATE, THOMAS	The Red Tower, Kilburn, N.W.
726	1882 Feb. 18	BATH, FRED	Crown Chambers, Salisbury, Wilts.
1368	1887, Feb. 7	BATTAM, FREDERICK THOMAS	28, Mount Street, Grosvenor Square, W.
1580	1889, Feb. 25	BATTERBURY, THOMAS	29, John Street, Bedford Row, W.C.
8	1868, Jun. 15	BEADEL, WILLIAM JAMES, M.P. (Past-President)	97, Gresham Street, E.C.
1282	{ A. '85, Dec. 7 F. '89, Nov. 11 }	*BEARD, EDWIN THOMAS	The Colonial College, Hollesley Bay, Suffolk.
148	{ A. '68, Nov. 9 F. '89, Nov. 11 }	BEAUCHAMP, CHARLES DAVIE	9, Whitehall Place, S.W.
1450	1888, Feb. 6	BEAUMONT, CHARLES	East Bridgford, near Nottingham.
136	1868, Nov. 2	BEAUMONT, GEORGE	East Bridgford, near Nottingham.
1158	1884, May 5	BECK, EDMUND	Sandringham, Norfolk.
457	1888, Feb. 20	BECK, EDWARD WILLIAM	Melton Constable, East Dereham, Norfolk.
1561	1889, Jan. 28	BECKWITH, HENRY LANGTON	4, Brunswick Street, Liverpool.
959	{ A. '83, May 25 F. '87, May 23 }	*BEDELLS, CHARLES HERBERT	6, John Street, Bedford Row, W.C.
525	1879, Jan. 6	BEDELLS, CHARLES KING	6, John Street, Bedford Row, W.C.
817	1878, Dec. 8	BEESTON, FREDERICK	30, Lincoln's Inn Fields, W.C.
1451	1888, Feb. 6	BEEVER, WILLIAM FREDERICK HOLT	Greenlands Estate Office, Henley-on-Thames.
1438	1888, Jan. 9	BEKEN, GEORGE	2, Circus Place, London Wall, E.C.
630	1881, Dec. 19	BELL, GEORGE GRAHAM	9, Victoria Street, S.W.
1458	1888, Feb. 20	BELL, JOSEPH ASKEW	Rufford Estate Office, Ollerton, Notts.
1758	1890, Mar. 10	BENNETT, GEORGE	Buckingham.
388	1875, Mar. 1	BENNETT, THOMAS OATLEY	Bruton, Somerset.
1187	1884, May 26	BENINGFIELD, HENRY	30, Regent Street, S.W.
631	1881, Dec. 19	BERRIDGE, ROBERT	181, Bishopsgate Street Without, E.C
1214	1884, Dec. 8	BERTWISTLE, JAMES	1, Tackett's Street, Blackburn.
984	1883, Dec. 17	BETTRIDGE, EDWARD	28, Waterloo Street, Birmingham.
1239	1885, Jan. 12	BICKERTON, GEORGE ARTHUR	62, King William Street, E.C.
190	1869, Mar. 22	BIDWELL, CHARLES	Ely, Cambridgeshire.
396	1875, Apr. 12	BINGHAM, REUBEN	5, Bolton Street, Piccadilly, W.
181	1868, Oct. 26	BINNIE, THOMAS	207, Hope Street, Glasgow.
1830	{ A. '86, Dec. 6 F. '89, Nov. 11 }	*BIRCH, WALTER DE HOGHTON	Kerry, Montgomeryshire.
1636	1889, Dec. 9	BIRD, JOHN	Brampton, Huntingdon.
113	1868, Aug. 10	BIRD, JAMES BINFIELD	{ West Cowes, Isle of Wight, and 14, Queen Victoria Street, E.C.
1490	1888, Nov. 12	BIRD, JAMES BINFIELD, JUN.	{ West Cowes, Isle of Wight, and 14, Queen Victoria Street, E.C.
1154	1884, May 5	BIRD, WALTER	61, Edgware Road, W.
1851	{ A. '87, Jan. 10 F. '83, Feb. 25 }	BIRKETT, TOM	Foxton House, Penrith, Cumberland.
1320	1886, May 17	BIRKETT, WILLIAM	{ Don Villa, Cleethorpe Road, Grimsby, Lincoln- shire.
1794	1890, May 29	BISHOP, CHARLES	Farringdon Street, Swindon, Wilts.
1326	1886, Dec. 6	BLACKFORD, ARTHUR	1, Gray's Inn Place, W.C.
1262	1885, Mar. 23	BLAKE, FREDERICK	130, Queen Street, Portsea, Hants.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
888	1888, Feb. 12	BLAKE, WILLIAM JOHN, JUN. .	45, High Street, Croydon.
778	1882, Mar. 18	BLAKEMORE, WILLIAM AGUTTER	6, Duke Street, Adelphi, W.C.
1057	1884, Jan. 28	BLASHILL, THOMAS	London County Council, Spring Gardens, S.W.
1058	1884, Jan. 28	BLEWITT, EDWARD ROBERT .	Rainham, Essex.
11	{ A. '78, May 13 } { F. '87, Mar. 7 }	BLOSSE, EDWARD F. LYNCH .	Charles Street Chambers, Cardiff.
768	{ A. '82, Feb. 28 } { F. '89, Nov. 11 }	BOA, ANDREW	Great Thurloe, Newmarket, Suffolk.
1452	1888, Feb. 6	BODY, JOHN BOND	Old Town Chambers, Plymouth.
330	1874, Feb. 2	BOLAM, CHARLES GODFREY .	{ Estate Office, Boughton House, Kettering, Northamptonshire, and 82 & 83, Palace Chambers, S.W.
450	1876, May 8	BOLAM, WILLIAM THOMAS . .	{ Cross House, Westgate Road, Newcastle-upon-Tyne.
408	1875, Dec. 18	BOLDEN, JOHN LEONARD . .	Duchy of Lancaster Office, Lancaster Place, W.C.
199	1869, May 8	BOND, ERASMUS	22, Surrey Street, Strand, W.C.
24	1868, Jun. 15	BONNY, JAMES RIPPOTH . . .	{ Palmer's Hill House, Palmer's Green, Southgate, N., and 47, Old Broad Street, E.C.
960	{ A. '83, May 25 } { F. '86, Apl. 12 }	*BONTOR, FRANK ARTHUR . .	29, Fleet Street, E.C.
542	{ A. '79, Mar. 31 } { F. '89, Nov. 11 }	BOODLE, FRANCIS EDWARD .	Rolls Chambers, 89, Chancery Lane, W.C.
813	1882, May 22	BOOKER, ALGERNON ERSKINE .	Albion House, Hyde Park Square, W.
632	1881, Dec. 19	BOTTERILL, WILLIAM	23, Parliament Street, Hull.
1795	1890, May 29	BOURNE, ROBERT ELLIOTT . .	Northgate, Totnes, Devon.
1380	1887, Mar. 21	BOVILL, ALFRED	24, Charing Cross, S.W.
1507	1888, Dec. 10	BOWDEN, JOHN	14, Ridgefield, Manchester.
1777	1890, Apr. 14	BOWDITCH, HENRY	103, George Street, Croydon.
1134	1884, Apr. 21	BOWER, WILLIAM JOHN . . .	6, St. James Street, Derby.
62	1868, Jul. 13	BOWLER, WILLIAM ANTHONY	{ Kennedy House, 39, Somerleyton Road, Brixton S.W.
1249	1885, Feb. 9	BOWLES, ARTHUR HUMPHREY .	Temple Court, near Guildford, Surrey.
1778	1890, Apr. 14	BOWLEY, JOHN CROSS	Beeston, near Nottingham.
1491	1888, Nov. 12	BOWMAN, JOHN JAMES	32, English Street, Carlisle.
1685	1890, Jan. 6	BOYD, JOHN JERMYN	125, Piccadilly, W.
1476	1888, Apr. 16	BOYES, HENRY COWELL. . . .	62, Lincoln's Inn Fields, W.C.
1325	1886, Nov. 22	BRACKETT, ARTHUR WILLIAM .	27, High Street, Tunbridge Wells, Kent.
870	1883, Jan. 29	BRACKETT, WILLIAM	27, High Street, Tunbridge Wells.
1562	1889, Jan. 28	BRADY, CHARLES ALDIS	17, Warren Street, Stockport.
1397	1887, Dec. 5	BRAILSFORD, HENRY.	Park Nook, near Derby.
1059	1884, Jan. 28	BRAY, HARRY	14, Warwick Court, Gray's Inn, W.C.
1441	1888, Jan. 28	BREACH, BENJAMIN I'ANSON .	2, Serle Street, Lincoln's Inn Fields, W.C.
727	1882, Feb. 13	BRERETON, FRANG SADLEIR . .	292, High Holborn, W.C.
953	1883, May 25	BRINSLEY, GEORGE	30 and 31, New Bridge Street, E.C.
1870	1887, Feb. 21	BRIDGFORD, ERNEST JAMES .	28, Cross Street, Manchester.
1309	1886, Mar. 8	BRIDGFORD, COL. ROBERT, C.B.	28, Cross Street, Manchester.
829	1882, Dec. 18	BRIDGEWATER, BENTLEY JAMES	80, Cheapside, E.C.
359	1874, Dec. 7	BROOK, JAMES	12, 13, & 14, Estate Buildings, Huddersfield.

Age.	Date of Election and of Transfer.	FELLOWS.	
1960	1884, Jan. 28	BROWN, BRADSHAW	59, Fenchurch Street, E.C.
1922	1874, Jan. 5	BROWN, DANIEL JOHNSON . .	61, Lincoln's Inn Fields, W.C.
1500	1888, Nov. 26	BROWN, FRANK JOHN . . .	Tring, Herts.
163	1868, Jul. 18	BROWN, GEORGE	Roborough House, Barnstaple, Devonshire.
1984	1881, Dec. 19	BROWN, GEORGE JAMES . . .	34, Great George Street, S.W.
1988	1883, April 30	BROWN, JOHN POWLES . . .	21, East Street, Hereford.
1173	1869, Feb. 22	BROWN, THOMAS FORSTER . .	Guildhall Chambers, Cardiff.
1318	1886, May 3	BROWN, WILLIAM BLUMFIELD .	5, Henrietta Street, W.C.
1142	{ A. '84, Apr. 21 } { F. '90, Apr. 14 }	BROWNE, FLINT	73, Cheapside, E.C.
1046	{ A. '84, Jan. 14 } { F. '90, Mar. 24 }	BRUCE, ROBERT KNIGHT . . .	{ Mentmore Estate Office, Leighton Buzzard, Bucks.
1291	1886, Jan. 11	BRYDON, ROBERT	The Dene, Seaham-Harbour, Durham.
1246	1870, Dec. 12	BUCHAN, THOMAS	15, Barrack Street, Dundee.
77	1863, July 13	BUCK, ALBERT	Worcester.
		(Member of Council)	
1542	1889, Jan. 14	BUCK, HERBERT WILSON . . .	Pierpoint Street, Worcester.
1284	{ A. '85, Dec. 7 } { F. '89, Jan. 14 }	*BUCKLAND, ALFRED VIRGOE .	66, Cannon Street, E.C.
1270	1871, Dec. 18	BUCKLAND, FRANK BOWRY . .	Windsor.
1684	1890, Jan. 6	BUCKLAND, HENRY DUNEAU . .	23, Hart Street, Bloomsbury, W.C., and Windsor.
1215	884, Dec. 8	BURD, LAURENCE	Mayfield, Shrewsbury.
1543	1889, Jan. 14	BURD, TIMOTHEUS HENRY . .	School Gardens, Shrewsbury.
1796	1890, May 29	BURNESTER, JOHN WILLIAM } STANLEY }	30, Lincoln's Inn Fields, W.C.
80	1868, Jul. 20	BURNELL, EDWARD HENRY . .	32, Bedford Row, W.C.
1797	1890, May 29	BURNETT, ALFRED ANDREW . .	2, High Street, Southampton.
1635	1881, Dec. 19	BURNETT, DAVID	14, Nicholas Lane, E.C.
1625	1889, May 18	BURNETT, GEORGE JOHN } MULCASTER }	Little Kendals, near Elstree, Herts.
1379	1875, Feb. 1	BURROUGHS, THOMAS HENRY. {	30, Lincoln's Inn Fields, W.C., and 16, Lower Berkeley Street, W.
1814	1882, May 22	BURROWS, ALFRED JOE . . .	Surrenden Estate Office, Pluckley, Kent.
1382	{ A. '86 Dec 6 } { F. '90, Jan. 6 }	*BURROWS, ALFRED JOHN . .	41, Bank Street, Ashford, Kent.
1216	1884, Dec. 8	BURTENSHAW, ALBERT . . .	Hailsham, Sussex.
1823	1874, Jan. 5	RUZZARD, ALFRED LINDSEY . .	22, Surrey Street, Strand W.C.
1637	1889, Dec. 9	BYRON, AUGUSTUS WILLIAM . .	Sutton Estate Offices, Duckmanton, Chesterfield.
1638	1890, Dec. 9	CÆSAR, CHARLES EDWARD . .	105, Tooley Street, Southwark, S.E.
1798	1890, May 29	CAMPBELL, HENRY HUNTER . .	Sutton Hall, St. Helen's, Lancashire.
1877	1887, Mar. 7	CANNING, WILLIAM BROWNE . .	Salisbury, and Elston, near Devizes.
1787	{ A. '82, Mar. 27 } { F. '84, Jan. 14 }	CARD, HENRY CURTIS	North Street, Lewes, Sussex.
1799	1890, May 29	CAREW, JOHN THEODORE . . .	22, Surrey Street, Strand, W.C.
1232	{ A. '70, Feb. 7 } { F. '80, Nov. 22 }	CARRITT, ERNEST	18 & 19, Great St. Helen's, E.C.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
800	{ A. '82, Apr. 24 } F. '83, Jan. 15 }	CARPENTER, EVAN GEORGE	45, High Street, Croydon, Surrey.
636	1881, Dec. 19	CARTWRIGHT, SIR HENRY EDWARD	1, Courtfield Gardens, S.W.
1603	1889, Mar. 18	CASTLE, ARTHUR	11, King Edward Street, Oxford.
920	1883, April 16	CASTLE, GEORGE RICHARD . . .	Bicester, Oxford.
928	1874, Jan. 19	CASTLE, HENRY JAMES, SEN. . .	40, Chancery Lane, W.C.
637	1881, Dec. 19	CASTLE, HENRY JAMES, JUN. . .	37, Bedford Row, W.C.
795	1873, Jan. 13	CASTLE, ROBERT	11, King Edward Street, Oxford.
1201	{ A. '84, May 26 } F. '87, Nov. 14 }	CASTLE, SYDNEY CHARLES } COURTENAY. }	40, Chancery Lane, W.C., and Neustead, Auck- land Road, Upper Norwood, S.E.
278	1872, Mar. 11	CASTLE, WILLIAM HENRY BALDWIN	40, Chancery Lane, W.C.
247	1870, Dec. 12	CATES, ARTHUR	7, Whitehall Yard, S.W.
362	1875, Jan. 4	CAVE, HENRY H.	The Manor House, Brigg, Lincolnshire.
1480	1888, Apr. 30	CAVE, THOMAS NEWMAN . . .	Horton, Northamptonshire.
1263	1885, Mar. 23	CHADWICK, SPENCER	17, Parliament Street, S.W.
1061	1884, Jan. 28	CHANCELLOR, ALBERT	1, King Street, Richmond, Surrey.
219	1870, Jan. 10	CHANCELLOR, FREDERICK . . .	20, Finsbury Circus, E.C., and Chelmsford, Essex.
1800	1890, May 29	CHARLES, RICHARD STAFFORD . .	17 & 18, Basinghall Street, E.C.
1768	1890, Mar. 24	CHART, ROBERT MASTERS . . .	The Vestry Hall, Mitcham, Surrey.
1274	1885, Nov. 23	CHESTERTON, EDWARD	22, Lower Phillimore Place, Kensington, W.
1755	1890, Mar. 10	CHESTERTON, SIDNEY RAWLINS .	22, Lower Phillimore Place, Kensington, W.
1195	1884, Apr. 21	CHESTON, CHESTER	Dashwood House, New Broad Street, E.C.
1731	1890, Feb. 24	CHILD, FRED	76, Chancery Lane, W.C.
57	1868, Jul. 6	CHINNOCK, FREDERICK GEORGE	11, Waterloo Place, S.W.
1347	1887, Jan. 10	CLARE, EDWARD LOVELL . . . }	Estate Office, Tong Hall, Drighlington, Bradford, and 33, Friar Lane, Leicester.
1563	1889, Jan. 28	CLARE, WILLIAM HARCOURT } LOVELL }	Friar Lane, Leicester.
1639	1889, Dec. 9	CLARK, NATHANIEL	Beamish Park, Chester-le-Street, Co. Durham.
681	1882, Jan. 16	CLARK, SAMUEL	8, New Cavendish Street, W.
682	1882, Jan. 16	CLARKE, ALFRED DUDLEY . . .	Abberley Hall, Stourport, Worcestershire.
1801	1890, May 29	CLARKE, CHRISTOPHER	Charlcot, Bedale, Yorkshire.
1074	{ A. '84, Jan. 2 } F. '86, Jan. 11 }	CLARKE, HOWARD CHATFIELD . .	63, Bishopsgate Street Within, E.C.
1508	1888, Dec. 10	CLARKE, JOHN WILLIAM	Guisbrough, Yorkshire.
1007	{ A. '83, Dec. 17 } F. '89, Nov. 11 }	CLARKE, PERCY HENRY	2, Lancaster Place, W.C.
973	1883, Nov. 12	CLARKE, RICHARD	Surveyor's Office, Parish Offices, Birmingham.
27	1868, Jun. 15	CLARKE, THOMAS CHATFIELD } (Vice-President)	63, Bishopsgate Street Within, E.C.
1686	1890, Jan. 6	CLIFTON, JAMES EDWARD . . .	Swanage, Dorset.
1122	{ A. '84, Mar. 10 } F. '89, Jan. 28 }	CLIFTON, WILLIAM EDWARD . . .	7, East India Avenue, Leadenhall Street, E.C.
1701	1890, Jan. 27	CLOUGH, RICHARD CHARLES } BUTLER }	Ty Maur, Denbigh, North Wales.
1310	1886, Mar. 8	CLOUGH-TAYLOR, HORACE GEO. .	39, Friar Lane, Leicester.
29	1868, Jun. 15	CLUTTON, HENRY	Hartswood, Reigate, Surrey.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
6	1868, Jun. 15	CLUTTON, JOHN	9, Whitehall Place, S.W.
		(Past-President)	
78	{ A. '68, Jul. 13 } { F. '75, May 10 }	CLUTTON, JOHN HENRY	9, Whitehall Place, S.W.
61	{ A. '68, Jul. 6 } { F. '74, Apr. 13 }	CLUTTON, RALPH	9, Whitehall Place, S.W.
221	{ A. '70, Jan. 10 } { F. '75, Dec. 13 }	CLUTTON, RALPH WILLIAM	Hartswood, Reigate, Surrey.
65	1868, Jul. 13	CLUTTON, ROBERT GEORGE	9, Whitehall Place, S.W.
		(Member of Council)	
153	1869, Jan. 11	CLUTTON, WILLIAM JAMES	The Mount, York, and The Castle, Cookermouth.
713	1882, Jan. 30	COBB, HERBERT MANSFIELD	Higham, Kent, and 53, Lincoln's Inn Fields, W.C.
31	1868, Jun. 15	COBB, ROBERT LAKE	Higham, Kent, and 53, Lincoln's Inn Fields, W.C.
1544	1889, Jan. 14	COBHAM, CHARLES	{ "The Shrubbery," Gravesend, Kent, and Local Board Office, Grays, Essex.
1574	1889, Feb. 11	COLES, JOHN ROBERT	181, Queen Victoria Street, E.C.
769	{ A. '82, Feb. 27 } { F. '84, Jan. 28 }	COLGATE, THOMAS	Sheffield Park, Uckfield, Sussex.
1710	1890, Feb. 10	COLLIER, RICHARD JAMES	28, Finsbury Pavement, E.C.
119	1868, Aug. 17	COLLINS, HENRY HYMAN	61, Old Broad Street, E.C.
1501	1888, Nov. 26	COMBES, CYRUS	{ Tisbury, Wilts, and Misterton, Crewkerne, Somerset.
193	1869, Apr. 5	COMELY, JOHN GILL	Winchester, Hants.
1640	1889, Dec. 9	CONNOP, NEWELL	{ Bradfield Hall, Reading, and 8, New Broad Street, E.C.
1564	1889, Jan. 28	COOKE, HENRY	Thong, near Gravesend.
172	1884, May 19	COOPER, ARTHUR LESLIE	86, High Street, Maidenhead.
715	1882, Jan. 30	COOPER, JOHN GROVES	Bideford, Devon.
895	1883, Feb. 26	COOPER, JOHN THOMAS	41, Moorgate Street, E.C.
445	1876, Apr. 24	COOTE, GEORGE	Smeetham Hall, Sudbury, Suffolk.
1597	1889, Mar. 4	CORBETT, EDWIN WORTLEY } MONTAGU }	Bute Estate Office, Castle Street, Cardiff.
1581	1889, Feb. 25	CORDEROY, GEORGE	19, Queen Anne's Gate, S.W.
926	{ A. '83, Apr. 16 } { F. '89, Nov. 11 }	COUCHMAN, HENRY BOTELER	Henley-in-Arden, Birmingham.
934	1883, April 30	COUCHMAN, ROBERT EDWARD	3, Bennett's Hill, Birmingham.
556	1880, Jan. 5	COVERDALE, FREDERICK JOHN	Ingatstone Hall, Essex.
728	1882, Feb. 13	COVERDALE, HENRY	27, Bishopsgate Street Within, E.C.
495	1878, Jan. 28	COWGILL, WILLIAM	Bradford.
1792	1890, Feb. 24	COX, EDWARD SAMUEL	3, New Street, York.
729	1882, Feb. 13	COX, GEORGE JAMES	1, Promenade, Cheltenham.
159	1869, Jan. 25	CRAWTER, JOHN	Cheshunt, Herts.
961	{ A. '83, May 25 } { F. '88, Nov. 26 }	CRAWTER, JOHN, JUN.	41, Bedford Row, W.C., and Cheshunt, Herts.
160	1869, Jan. 25	CRICKMAY, GEORGE RACKSTROW	{ 17, Parliament Street, S.W., and St. Thomas Street, Weymouth.
641	1889, Dec. 9	CRICKMAY, JOHN EDWARD	Weymouth, Dorset.
608	{ A. '81, Feb. 7 } { F. '90, Feb. 24 }	CROFTS, EWAN NELVILLE	Leadenham, Grantham, Lincolnshire.
730	1882, Feb. 13	CRONK, EDWYN EVANS	12, Pall Mall, S.W., and Sevenoaks, Kent.
731	1882, Feb. 13	CRONK, FRANK	12, Pall Mall, S.W., and Sevenoaks, Kent.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
871	1883, Jan. 29	CRONK, WILLIAM HENRY . .	Sevenoaks, Kent.
416	1876, Jan. 10	CROSS, JOHN	77, King Street, Manchester.
		(Member of Council)	
1754	1890, Mar. 10	CROSS, WILLIAM HASLAM . .	77, King Street, Manchester.
307	1873, Apr. 21	CROSS, WILLIAM STEPHENS . .	18, Outer Temple, and 2, Cecil Street, Strand, W.C.
389	{ A. '75, Mar. 1 } { F. '80, Nov. 8 }	CRUSE, EDMUND	34, High Street, Warminster, Wiltshire.
1604	1889, Mar. 18	CUNDY, HUBERT JOHN	Wetherby and Leeds, Yorkshire.
32	1868, Jan. 15	CURREY, HENRY	37, Norfolk Street, W.C.
1565	1889, Jan. 28	CURREY, PERCIVALL	37, Norfolk Street, W.C.
1381	1887, Mar. 21	CURRY, HENRY JOHN	58, High Street, Stockton-on-Tees.
581	1880, Dec. 13	CURTIS, CHARLES EDWARD . .	6, Baron's Court Road, West Kensington, W.
483	1877, Apr. 16	CURTIS, ROBERT LEABON . .	119 and 120, London Wall, E.C.
543	1879, Apr. 28	CURTIS, SAMUEL PERKINS . .	119 and 120, London Wall, E.C.
966	1883, Dec. 17	DAINTREE, JOHN OSBORN . .	"Lola," Teignmouth, Devon.
387	{ A. '75, Feb. 15 } { F. '84, Jan. 14 }	DALE, JOHN	16, Whitehall Place, S.W.
638	1881, Dec. 19	DALLAS, EDWIN STUART . . .	34, Great James Street, Bedford Row, W.C.
987	1883, Dec. 17	DANIEL, HARRY AUGUSTUS HOOD	Keynsham Manor, Somerset.
732	1882, Feb. 13	DANN, HENRY	Bexley, Kent.
510	1873, Apr. 29	DARLEY, WILLIAM	Ford Manor, Lingfield, Surrey.
896	1883, Feb. 26	DASH, THOMAS ALEXIS	Ivy Cottage, Byfleet, Surrey.
1509	1888, Dec. 10	DAVIES, GEORGE HUMPHREYS . .	22, Buckingham Street, Adelphi, W.C.
1583	1889, Feb. 25	DAVIES, JOHN	Mollington, Chester.
300	1873, Feb. 10	DAVIES, JOHN MORGAN	Froodvale, Llandilo, Carmarthenshire.
780	{ A. '82, Mar. 13 } { F. '89, Nov. 11 }	DAVIS, CHARLES JAMES	32, Strand, W.C.
491	{ A. '77, Dec. 10 } { F. '81, Nov. 14 }	DAVIS, JAMES	32, Strand, W.C.
897	1883, Feb. 26	DAW, WILLIAM HERBERT	62, Coleman Street, E.C.
1642	1889, Dec. 9	DAY, GEORGE CARLETON	Estate Office, Woodbridge, Shaftesbury, Dorset.
1009	{ A. '83, Dec. 17 } { F. '87, Nov. 14 }	*DAY, WILLIAM, JUN.	23, High Street, Maidstone, Kent.
683	1882, Jan. 16	DEACON, THOMAS MARK	1, Adelaide Street, Charing Cross, S.W.
1733	1890, Feb. 24	DEANE, EDWARD	148, Friar Street, Reading, Berks.
1756	1890, Mar. 10	DEARLE, WILLIAM HENRY	6, John Street, Adelphi, W.C.
1442	1888, Jan. 23	DEBENHAM, FRANK GISSING . .	Cheshunt Park, Herts, and 80, Cheapside, E.C.
1085	1884, Feb. 11	DEBENHAM, THOMAS NUNN . . .	80, Cheapside, E.C.
1116	1884, Mar. 10	DENNANT, WILLIAM FREETH . .	15, Walbrook, E.C.
863	1883, Jan. 15	DENT, RALPH JOHN	The Cedars, Harrogate, Yorkshire.
8	1868, Jun. 15	DENTON, JOHN BAILEY	Palace Chambers, 9, Bridge Street, S.W.
759	1882, Feb. 27	DEW, WILLIAM ARTHUR	Wellfield House, Bangor.
1711	1890, Feb. 10	DE WEND, WILLIAM FENTON . .	New Market Buildings, Bridgnorth.
1228	{ A. '84, Dec. 8 } { F. '85, May 18 }	*DICKSON, THOMAS ARTHUR . .	Estate Office, Overston Park, Northampton.
834	1883, Feb. 12	DINWIDDY, THOMAS	Croom's Hill, Greenwich Park, S.E.

Dip. No.	Date of Election and of Election.	FELLOWS.	
169	{ A. '69, Feb. 8 F. '78, Feb. 25 }	DODGSON, WILFRED LONGLEY . . .	{ The Court, Cleobury North, Bridgnorth, and 55, Broad Street, Ludlow.
186	1884, Apr. 21	DOLL, CHARLES FITZROY . . .	74, Gower Street, Bedford Square, W.C.
250	1885, Feb. 9	DONNE, HENRY	Leek Wooten, Warwick.
582	1889, Feb. 25	DORNING, ELIAS	41, John Dalton Street, Manchester.
165	{ A. '69, Jan. 25 F. '82, Nov. 31 }	DOWDEN, HENRY JOSEPH . . .	6, Spring Gardens, S.W.
716	1882, Jan. 30	DOWLING, CLEMENT	32, Craven Street, W.C.
498	1878, Jan. 14	DOWNING, FREDERICK	7A, Whitehall Yard, S.W.
817	{ A. '82, May 22 F. '84, May 19 }	DRAPER, ARTHUR THOMAS . . .	Friar Lane, Leicester.
1348	1887, Jan. 10	DRAY, ALFRED	Town Hall Chambers, Hastings, Sussex.
901	1873, Feb. 10	DREW, HENRY	15, Queen Street, Exeter.
		(Member of Council)	
1336	{ A. '86, Dec. 6 F. '88, Nov. 12 }	*DREW, HENRY ALBAN	15, Queen Street, Exeter.
275	1872, Feb. 26	DREW, JOHN	{ 15, Queen Street, Exeter, and Powderham Castle, near Exeter.
1095	{ A. '84, Feb. 11 F. '89, Jan. 14 }	DREW, JOHN GOULD	15, Queen Street, Exeter.
913	1883, April 2	DREWITT, GEORGE	94, High Street, Guildford.
419	{ A. '76, Jan. 10 F. '78, Feb. 25 }	DRIVER, CHARLES WILLIAM . .	4, Whitehall, S.W.
9	1868, Jun. 15	DRIVER, ROBERT COLLIER . . .	4, Whitehall, S.W.
		(President)	
582	1880, Dec. 13	DRIVER, ROBERT MANNING . . .	4, Whitehall, S.W.
684	1882, Jan. 16	DRURY, EDWARD DRU	25, Queen Anne's Gate, S.W.
1802	1890, May 29	DUKE, EDWARD	Dorchester.
1803	1890, May 29	DUKE, FREKE GUY RASHLEIGH	Brahead, Kilmarnock.
1779	1890, Apr. 14	DUNCALFE, HENRY GEORGE . .	102, Darlington Street, Wolverhampton.
824	1874, Jan. 5	DUNCH, CHARLES.	St. Clement's House, St. Clement's Lane, E.C.
252	1871, Jan. 30	DUNLOP, ALEXANDER MILNE . .	3, Old Palace Yard, S.W.
		(Member of Council)	
792	1882, Apr. 24	DYER, WILLIAM JOHN	Montpelier Row, Blackheath, S.E.
85	1868, Jun. 15	DYMOND, FRANCIS WILLIAMS . .	Bampfylde House, Exeter.
1251	1885, Feb. 9	EADE, ARTHUR WILLOUGHBY FRENCH	{ Feethams, Darlington.
1584	1889, Feb. 25	EAGLE, WILLIAM.	77, King Street, Manchester.
864	1883, Jan. 15	EALLES, FREDERICK ERNEST . .	9, Welbeck Street, W.
1585	1889, Feb. 25	EAMES, EDWARD	Stoke Manor, near Alresford, Hants.
1210	1884, Nov. 10	EDWARDES, CHARLES BIDWELL .	The Precincts, Peterborough.
639	1881, Dec. 19	EGERTON, HUBERT DECIMUS . .	8, New Road, Oxford.
988	1883, Dec. 17	EGGAR, JAMES ALFRED	9, West Street, Farnham, Surrey.
1173	1884, May 19	EGGINTON, JOHN	150, Friar Street, Reading.
530	{ A. 1879, Jan. 20 F. 1883, Dec. 3 }	EILOART, FREDERICK EDWARD .	40, Chancery Lane, W.C.
1629	1889, Nov. 25	ELDRIDGE, HERBERT	28, Cadogan Place, Belgrave Square, S.W.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1434	1888, Jan. 9	ELGAR, J. EDWARD	Crockshard, Wingham, Kent.
1401	1887, Dec. 19	ELLEN, FREDERICK CHARLES	The Auction Mart, Andover.
1096	1884, Jan. 14	ELLIOTT, CHARLES	The Fawns, Ermington, Ivy Bridge, Devon.
577	{ A. '80, Mar. 15 } { F. '87, Nov. 14 }	ELLIS, ERNEST HAROLD	132, High Street, Guildford.
830	1882, Dec. 18	ELLIS, HENRY	60, Chancery Lane, W.C.
1530	{ A. '88, Dec. 10 } { F. '90, May 12 }	*ELLIS, HERBERT MOATES	29, Fleet Street, E.C.
885	1883, Feb. 12	ELLIS, RICHARD ADAM	49, Fenchurch Street, E.C.
380	1875, Feb. 1	ELLIS, SIR JOHN WHITTAKER, { BART., M.P. }	29, Fleet Street, E.C., and 18, Old Broad Street, E.C.
276	1872, Feb. 26	EMMANUEL, BARROW	2, Finsbury Circus, E.C.
1757	1890, Mar. 10	EVANS, CHARLES LEE	Norton Hill, Runcorn, Cheshire.
898	1883, Feb. 26	EVANS, ROBERT	Eldin Chambers, Wheeler Gate, Nottingham.
338	{ A. 1874, Feb. 16 } { F. 1876, Nov. 27 }	EVANS, WILLIAM ERNEST	School Gardens, Shrewsbury.
685	1882, Jan. 16	EVE, JOHN RICHARD	St. Paul's Square, Bedford, Bedfordshire.
104	1868, Aug. 3	EVE, WILLIAM	10, Union Court, Old Broad Street, E.C.
1382	1887, Mar. 21	EVERARD, JOHN BREEDON	6, Millstone Lane, Leicester.
811	1873, May 5	EVES, GEORGE	Uxbridge, Middlesex.
557	1880, Jan. 5	FAIR, JACOB WILSON	{ Haigh Hall, Wigan, and 8, Winckley Street, Preston.
1510	1888, Dec. 10	FAIR, JAMES STRETTON	{ Estate Offices, Lytham, and 4, Winckley Street, Preston.
1174	1884, May 19	FAIR, THOMAS	Estate Offices, Lytham, Lancashire.
1758	1890, Mar. 10	FALCON, MICHAEL, JUN. . . .	Horstead House, Norfolk.
1062	1884, Jan. 28	FARMER, EDMUND	80, Cheapside, E.C.
1759	1890, Mar. 10	FARRAR, SIDNEY HOWARD	{ 69, Cornhill, E.C., and Port Elizabeth, Johannes- burg, South Africa.
1321	1886, May 17	FAWKES, ALGERNON	Sudbury, Derby.
1037	1884, Jan. 14	FAYERMAN, GEORGE METCALFE	88, The Parade, Leamington, Warwickshire.
1402	1887, Dec. 19	FENN, JOHN	{ The Hall, Ardleigh, and 146, High Street, Colchester.
1712	1890, Feb. 10	FENN, THOMAS	Downton Castle, Ludlow.
565	{ A. '80, Jan. 19 } { F. '87, Mar. 21 }	FENNING, HERBERT SAMUEL	St. Paul's Square, Bedford, Bedfordshire.
1804	1890, May 29	FERGUSON, JAMES	Livermore, Bury St. Edmund's, Suffolk.
974	1883, Nov. 12	FERRIS, GEORGE	Milton Manor, Pewsey, Wilts.
831	1882, Dec. 18	FIDDIAN, WILLIAM	Town Hall Offices, Stourbridge.
297	1873, Jan. 27	FIELD FRANCIS HAYWARD	Merton Street, Oxford.
872	1883, Jan. 27	FIELD, JAMES FREDERICK	57, Borough High Street, S.E.
1322	1886, May 17	FIELD, WALTER WILLIAM	57, Borough High Street, S.E.
927	{ A. '83, Apr. 16 } { F. '89, Jan. 14 }	FISHER, CHARLES BROWNING	Hill Crest, Market Harborough.
1459	1888, Feb. 20	FISHER, EDWARD KNAPP	Market Harborough, Leicestershire.
1038	1884, Jan. 14	FLEETWOOD, GEORGE	15, Furnival's Inn, E.C.

pip. No.	Date of Election and of Transfer.	FELLOWS.	
465	1888, Mar. 5	FLETCHER, THOMAS	Dunkenhalgh, Clayton-le-Moors, near Accrington.
562	1880, Jan. 19	FLOCKTON, THOMAS JAMES . . .	15, St. James' Row, Sheffield.
734	1890, Feb. 24	FODEN, EDWARD ANTROBUS . .	Teddesley Estate Office, Penkridge, Staffordshire.
805	1890, May 29	FOLEY, JOHN HOWARD	Manvers Street, Trowbridge.
640	1881, Dec. 19	FORREST, ROBERT	Windsor Estate Office, St. Fagans, near Cardiff.
551	1879, Dec. 8	FORSHAW, EDWARD	Basford, Stoke-upon-Trent.
039	1884, Jan. 14	FOSBERRY, WILLIAM THOMAS EXHAM	} Warwick.
279	1872, Mar. 11	FOSTER, CHARLES ROLLS . . .	
641	1881, Dec. 19	FOSTER, JOSEPH BURGESS . . .	4, Cambridge Street, Plymouth, Devon
687	1882, Jan. 16	FOULKES, SEPTIMUS GIFFORD . .	Tring, Herts.
686	1882, Jan. 16	FOWLER, FREDERICK	St. James' Street, Sheffield.
1806	1890, May 29	FOWLER, GERARD EDMUND . . .	93, New Street, Birmingham.
1807	1890, May 29	FOWLER, HENRY	8, King Street, Manchester.
832	1882, Dec. 18	FOWLER, HENRY	6, Waterloo Street, Birmingham.
1780	1890, Apr. 14	FOWLER, REGINALD WILLIAM . .	8, George Street, Sheffield.
1403	1887, Dec. 19	FOWLER, RICHARD	118, Colmore Row, Birmingham.
1605	1889, Mar. 18	FOWLER, SYDNEY	9, Craig's Court, Charing Cross, S.W.
1545	1889, Jan. 14	FRANCIS, GEORGE FUTVOYE . .	Eaton Chambers, Buckingham Palace Road, S.W.
1760	1890, Mar. 10	FRANCIS, LEON ALBERT	6, John Street, Adelphi, W.C.
1808	1890, May 29	FRANKLIN, ARTHUR THOMAS . .	25, Ludgate Hill, E.C.
921	1883, April 16	FRANKLIN, THOMAS	Ascot, near Wallingford.
1809	1890, May 29	FRANKLIN, THOMAS FREDERICK .	25, Ludgate Hill, E.C.
922	1883, April 16	FRANKLIN, WILLIAM TAYLOR . .	Ascot, near Wallingford.
1114	{ A. '84, Feb. 25 } { F. '90, Apr. 14 }	FREEMAN, SYDNEY	28, Queen Street, E.C.
1217	1884, Dec. 8	FREUER, WILLIAM	West Rudham, Swaffham, Norfolk.
734	1882, Feb. 13	FRYER, GEORGE	{ 15, Parliament Street, Hull, and Rose Villa, Bishop Wilton, near York.
369	1875, Jan. 18	FRY, GEORGE FREDERICK . . .	46, London Road, Dover, Kent.
1063	1884, Jan. 28	FULLER, ERNEST	98, Wimpole Street, W.
750	{ A. '82, Feb. 13 } { F. '87, Nov. 14 }	FULLER, GEORGE JOHN	85 & 87, Gresham Street, E.C.
1040	1884, Jan. 14	FULLER, HARRY	83, High Street, Croydon.
947	{ A. '83, May 21 } { F. '88, Nov. 26 }	FULLER, HERBERT HENRY . . .	15, Serjeants' Inn, Fleet Street, E.C.
775	1882, Mar. 13	FURBER, HERBERT	2, Warwick Court, Gray's Inn, W.C.
1064	1884, Jan. 28	FURBER, WILLIAM	2, Warwick Court, Gray's Inn, W.C.
417	1876, Jan. 10	GAIRDNER, EDWARD JAMES . . .	27, Southampton Buildings, W.C.
761	1882, Feb. 27	GALE, JOSEPH JOHN	Market Place, Wallingford, Berks.
819	1882, Nov. 13	GALPIN, CHARLES ALEXANDER . .	36, Pembroke Street, Oxford.
820	1882, Nov. 13	GALPIN, JOHN	36, Pembroke Street, Oxford.
55	1868, Jul. 6	GALSWORTHY, FREDERICK THOMAS	11, Waterloo Place, S.W. (Member of Council)

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1718	1890, Feb. 10	GAMBLE, SIDNEY GOMPERTZ	Guildhall, Grantham, Lincolnshire.
1606	1889, Mar. 18	GANDY, JAMES	22, Essex Street, Strand, W.C.
735	1882, Feb. 13	GARDINER, EDWARD JAMES	110, Great Russell Street, W.C.
127	1868, Sep. 28	GARDINER, WILLIAM JAMES	110, Great Russell Street, W.C.
98	{ A. 1868, Jul. 27 } { F. 1883, Nov. 12 }	GARRARD, ARTHUR (Member of Council)	66, Cannon Street, E.C.
1810	1890, May 29	GATE, ALFRED JOSEPH	20, Mecklenburg Square, W.C.
688	1882, Jan. 16	GATER, CALEB WILLIAM	Salisbury, Wilts.
1208	{ A. '84, May 26 } { F. '89, Jan. 14 }	GAYFORD, HENRY JOHN	Raynham Estate Office, East Raynham, Norfolk.
1643	1889, Dec. 9	GAZE, THOMAS WILLIAM	Frenze Hall, Diss, Norfolk.
935	1883, April 30	GERMAN, GEORGE	Ashby-de-la-Zouch, Leicestershire.
887	1883, Feb. 12	GERMAN, JOHN	Ashby-de-la-Zouch, Leicestershire.
1161	{ A. '84, May 5 } { F. '87, Nov. 14 }	*GIBB, WILLIAM PASHLEY	75, Stamford Street, S.E.
1620	1889, Apr. 29	GIBSON, DENSTON	93, New Street, Birmingham.
881	1875, Feb. 1	GILBERT, WILLIAM HENRY SAINSBURY	} 62, Old Broad Street, E.C.
1621	1889, Apr. 29	GILLART, DAVID	Mostyn, Llandudno, Carnarvonshire.
569	1880 Feb. 2	GILLART, RICHARD	Machynlleth, Montgomeryshire.
1466	1888, Mar. 5	GILPIN-BROWN, WILLIAM DUNDAS	Blankney Estate Office, Metheringham, Lincoln.
213	1869, Dec. 6	GIRDWOOD, JAMES	18, Adam Street, Adelphi, W.C.
420	1876, Jan. 24	GLASIER, GEORGE HENRY BROUGHAM	} 6, Spring Gardens, S.W.
1702	1890, Jan. 27	GLEED, RICHARD CUMMINGS	5, Adelaide Place, London Bridge, E.C.
1566	1889, Jan. 28	GODDARD, JOSEPH	{ 6, Market Street, Leicester, and Carlton Cham- bers, 12, Regent Street, S.W.
1286	{ A. '85, Dec. 7 } { F. '86, May 17 }	*GODFREY, ROBERT	Valentine Road, King's Heath, near Birmingham.
1511	1888, Dec. 10	GOODACRE, ROBERT JOHNSON	Friar Lane, Leicester.
989	1883, Dec. 17	GOODCHILD, JOSIAH	81, Finsbury Pavement, E.C.
1546	1889, Jan. 14	GOODWYN, LEONARD WILLIAM	{ 8, Granville Chambers, Granville Place, Portman Square, W.
814	{ A. '73, May 19 } { F. '78, Mar. 11 }	GORE, SPENCER W.	16, Whitehall Place, S.W.
1567	1889, Jan. 28	GOTT, FRANK	3, East Parade, Leeds.
478	{ A. '77, Feb. 12 } { F. '2, Dec. 18 }	GOTTO, FREDERICK EDWARD	Stony Stratford, Bucks.
578	1880, Apr. 12	GOULDING, WILLIAM PURDHAM.	41, Moorgate Street, E.C.
370	1875, Jan. 18	GRAHAM, WILLIAM	Victoria Chambers, Newport, Monmouthshire.
1218	1884, Dec. 8	GRAIN, ARTHUR TRESS	2, St. Andrew's Hill, Cambridge.
827	{ A. '82, Dec. 4 } { F. '85, Jan. 12 }	GRANT, JAMES	Penrallt, Llanidloes, Montgomeryshire.
1260	1885, Mar. 9	GRAVES, WALTER	Winchester House, Old Broad Street, E.C.
690	1882, Jan. 16	GREEN, JAMES	22, Chancery Lane, W.C.
1735	1890, Feb. 24	GREEN, JOHN	Impney Lodge, Droitwich, Worcestershire.
1188	1884, May 26	GREEN, SAMUEL	28 and 29, St. Swithin's Lane, E.C.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
337	{ A. '86, Dec. 6 } { F. '90, Feb. 10 }	GREEN, THOMAS JOSEPH . . .	28 and 29, St. Swithin's Lane, E.C.
492	1888, Nov. 12	GREEN, VALENTINE . . .	{ Craven House, Bottesford, Nottingham, and Knipton, near Grantham.
1087	1884, Feb. 11	GRELLIER, HARLEY MAIR . . .	6, Queen Anne's Gate, S.W.
871	1875, Jan. 18	GREY, CHARLES GREY . . .	{ Office of the Irish Land Commission, 24, Upper Merrion Street, Dublin.
1714	1890, Feb. 10	GRIFFITHS, EDWARD, JUN. . .	Knockin, near Oswestry.
1736	1890, Feb. 24	GRIFFITHS, WILLIAM . . .	Gelley-Wernen Estate, Llanelly, Carmarthenshire.
1611	1889, Apr. 1	GRIMLEY, EDWIN FEARN . . .	40, Temple Street, Birmingham.
1612	1889, Apr. 1	GRIMLEY, THOMAS . . .	40, Temple Street, Birmingham.
1811	1890, May 29	GROSE, VINCENT JOHN . . .	13, Railway Approach, S.E.
1737	1890, Feb. 24	GUDGEON, GEORGE EDWARD . . .	Estate Agency Offices, Winchester, Hants.
433	1876, Mar. 20	GWYTHER, WILLIAM WARLOW . . .	102, Temple Chambers, Temple Avenue, E.C.
1586	1889, Feb. 25	HACKFORD, GEORGE . . .	6, Queen Anne's Gate, S.W.
347	1874, Mar. 16	HADDOCK, ROLAND . . .	45, High Street, Croydon, Surrey.
619	1881, May 2	HALL, ERNEST . . .	166, Queen Street, Portsea, Hants.
517	1878, Dec. 9	HALL, JOHN GEORGE . . .	1, Masbro' Road, West Kensington, W.
923	1883, April 16	HALL, WALTER . . .	38, Chancery Lane, W.C.
1189	1884, May 26	HALLETT, WILLIAM BROWN . . .	{ 11, Queen Victoria Street, E.C., and 278, Hollo- way Road, N.
691	1882, Jan. 16	HAMILTON, HENRY . . .	64 & 65, Coleman Street, E.C.
1738	1890, Feb. 24	HAMILTON, JOHN . . .	23 & 24, Wormwood Street, E.C.
1481	1888, Apr. 30	HANCOCK, WILLIAM ST. JOHN HU	Hong Kong, China, and 14, Clifford's Inn, E.C.
1687	1890, Jan. 6	HANKINSON, THOMAS JAMES . . .	Richmond Chambers, Bournemouth, Hants.
1240	1885, Jan. 12	HANNEN, REGINALD ST. JOHN . . .	Fordingbridge, Salisbury.
892	{ A. '83, Feb. 12 } { F. '89, Jan. 14 }	*HANSELL, REGINALD GODDARD . . .	Lonsdale Chambers, 27, Chancery Lane, W.C.
1245	1885, Jan. 26	HANSON, AMOS . . .	35, Church Street, St. Helen's, Lancashire.
642	1881, Dec. 19	HARDCASTLE, FREDERICK HENRY APPLETON . . .	{ 34, Southampton Street, Strand, W.C.
481	{ A. '77, Mar. 26 } { F. '82, Dec. 18 }	HARDING, EDWARD ERNEST . . .	80, St. Paul's Churchyard, E.C.
363	1875, Jan. 4	HARDING, JOSEPH . . .	49, Lune Street, Preston.
643	1881, Dec. 19	HARDING, SIDNEY LONGHURST . . .	St. Albans, Herts.
1482	1888, Apr. 30	HARDY, RICHARD THOMAS ASH . . .	Estate Offices, Marchington, Staffordshire.
1613	1889, Apr. 1	HARGRAVES, STEPHEN . . .	St. Andrew's Chambers, Albert Square, Manchester
496	{ A. 1878, Jan. 28 } { F. 1883, Nov. 12 }	HARRINGTON, GEORGE FREDERICK . . .	16, Abchurch Lane, E.C.
990	1883, Dec. 17	HARRIS, JAMES . . .	Winchester, Hants.
1739	1890, Feb. 24	HARRISON, JAMES THOMAS . . .	Town Hall Offices, Buckingham.
1812	1890, May 29	HARSTON, ARTHUR . . .	15, Leadenhall Street, E.C.
263	1871, Feb. 27	HART, WILLIAM FREDERICK . . .	Lambeth Waterworks, Brixton Hill, S.W.
1512	1888, Dec. 10	HARVEY, FREDERICK HENRY . . .	Clapham Junction House, S.W.
523	{ A. '78, Dec. 9 } { F. '90, Jan. 6 }	HARVEY, JOHN JAMES SAYER . . .	80, Castle Street, Canterbury, Kent.

Dip. No.	Date of Election and of Transfer.	FELLOWS,	
312	1878, May 19	HASLAM, DRYLAND	17, Friar Street, Reading.
962	{ A. '83, May 25 } { F. '89, Apr. 1 }	*HASLUCK, LANCELOT GERALD .	Green Hill Park, New Barnet, Herts.
1607	1889, Mar. 18	HAUGHTON, WILLIAM HOGHTON .	Highlands, Great Barford, St. Neots.
1472	1888, Mar. 19	HAWKINS, CHARLES	Downham Market, Norfolk.
1608	1889, Mar. 18	HAWLEY, HENRY MICHAEL]. .	Tumby Lawn, Boston.
1513	1888, Dec. 10	HAYTON, JOSEPH WILLIAM . .	Devonshire Chambers, Carlisle.
644	1881, Dec. 19	HAYWARD, HENRY	Dover, Kent.
1253	1885, Feb. 23	HAYWOOD, HENRY	9, West Street, Hereford.
54	1888, Jul. 6	HAYWOOD, WILLIAM, LIEUT.- COLONEL }	Guildhall, E.C.
1254	1885, Feb. 23	HAYWOOD, WILLIAM MATTHEWS.	9, West Street, Hereford.
833	1882, Dec. 1	HEARD, HERBERT	Shepton Mallet, Somerset.
692	1882, Jan. 16	HEATON, GEORGE HERBERT .	Endon, near Stoke-upon-Trent, Staffordshire.
617	1881, Apr. 4	HEBBLETHWAITE, LOUIS . .	Conservancy Buildings, Hull.
1327	1886, Dec. 6	HEDLEY, JOHN HUNT	55, John Street, Sunderland.
1088	1884, Feb. 11	HEDLEY, ROBERT WILKIN . .	31A, Colmore Row, Birmingham.
250	1871, Jan. 15	HEDLEY, THOMAS FENWICK . .	Sunderland.
620	1881, May 2	HEDLEY, THOMAS FENWICK, JUN.	Sunderland.
1740	1890, Feb. 24	HEELIS, WILLIAM	26, Budge Row, E.C.
821	{ A. '82, Nov. 13 } { F. '90, Jan. 6 }	HENDERSON, HENRY ARTHUR .	28, Finsbury Pavement, E.C.
1328	1886, Dec. 6	HENDRIKS, HENRY	25, Cannon Street, Birmingham.
1378	1887, Mar. 7	HEPPER, JOHN	East Parade, Leeds.
1219	1884, Dec. 8	HERBERT, ALLAN	The Market Place, Andover, Hants.
991	1883, Dec. 17	HERON, WILLIAM CHARLES . .	Uxbridge, Middlesex.
1575	1889, Feb. 11	HERRING, WILLIAM ARTHUR } WARWICK }	62, Coleman Street, E.C.
1435	1888, Jan. 9	HESKETT, WILLIAM JAMES . .	24, King Street, Penrith, Cumberland.
1715	1890, Feb. 10	HICKMAN, THOMAS	Leaton, near Shrewsbury.
1065	1884, Jan. 28	HIGGINS, FREDERIC	Alford, Lincolnshire.
1311	1886, Mar. 22	HILL, WILLIAM BURROUGH . .	2, Albion Place, Southampton, Hants.
220	1870, Jan. 10	HILLIARD, GEORGE BRIDGE . .	Chelmsford, Essex.
1303	{ A. '86, Jan. 25 } { F. '90, Mar. 24 }	HILLIARD, GEORGE EDWARD . .	Chelmsford, Essex.
1388	1887, Apr. 18	HILTON, JOHN	{ 33, Walbrook, E.C., and 17, Montpelier Row, Blackheath.
671	{ A. 1881, Dec. 19 } { F. 1883, Nov. 12 }	HINE, GEORGE ERNEST	5, Waterloo Place, S.W.
900	1883, Feb. 26	HINE, GEORGE THOMAS	Victoria Street, Nottingham.
70	1868, Jul. 18	HIPPISLEY, EDWIN	12, Chamberlain Street, Wells, Somerset.
1782	1890, Apr. 14	HIPPISLEY, EDWIN MAGGS . .	12, Chamberlain Street, Wells, Somerset.
1783	1890, Apr. 14	HIPPISLEY, WILLIAM JOHN . .	12, Chamberlain Street, Wells, Somerset.
815	1882, May 22	HITCHCOX, WILLIAM	Victoria Chambers, Newport, Monmouthshire.
1769	1890, Mar. 24	HOBBS, JOHN	Guinea Hall, Sellinge, near Hythe, Kent.
518	1878, Dec. 9	HOBGEN, FRANCIS NEALE . . .	East Street, Chichester.
888	1883, Feb. 12	HOBSON, FREDERICK WILLIAM .	79, Coleman Street, E.C.

No. and of Transfer.	Date of Election	FELLOWS.	
552 { A. '89, Jan. 14 } F. '89, Nov. 25 }		*HODGE, LEONARD PERCIVAL . . .	{ Estate Office, L. & S. W. Railway, Waterloo Station, S.E.
519	1878, Dec. 9	HODSON, GEORGE . . .	{ Loughborough, and Abbey Buildings, Princes Street, Westminster, S.W.
798	1882, Apr. 24	HOLBECH, ROBERT NEVILLE . . .	21, Bennett's Hill, Birmingham.
813	1890, May 29	HOLCOMBE, WALTER . . .	30, Orchard Street, Portman Square, W.
857	1874, Nov. 16	HOLDEN, JOHN . . .	64, Cross Street, Manchester.
155	1884, May 5	HOLIDAY, FREDERICK DEAN . . .	Bicester, Oxfordshire.
898 { A. '83, Feb. 12 } F. '89, Nov. 11 }		HOLLAND, THOMAS JAMES, JUN. . .	{ 1, Pembroke Cottages, Edwardes Square, Kensington, W.
770	1890, Mar. 24	HOLLOWAY, THOMAS . . .	Chippenham, Wilts.
272	1885, Nov. 9	HOLME, JOHN . . .	Owlet Ash, Milnthorpe, Westmoreland.
698	1882, Jan. 16	HOLMES, JAMES . . .	23, Delamere Street, Ashton-under-Lyne.
741	1890, Feb. 24	HONEYBALL, FRED THOMAS . . .	Deal, Kent.
1097 { A. '84, Feb. 11 } F. '89, Jan. 25 }		HOPE, WILLIAM ELLIOTT . . .	7, East India Avenue, Leadenhall Street, E.C.
644	1889, Dec. 9	HOPKINS, ALFRED JAMES . . .	27, Mortimer Street, Cavendish Square, W.
794	1882, Apr. 24	*HORNE, WILLIAM EDGAR . . .	{ 84, Basinghall Street, E.C., and 17, Great George Street, S.W.
1890	1887, May 9	HORNOR, CHARLES JARED . . .	32, Prince of Wales' Road, Norwich.
1891	1887, May 9	HORNOR, FRANCIS . . .	Queen Street, Norwich.
1275	1885, Dec. 7	HORSEY, FREDERICK . . .	11, Billiter Square, E.C.
174	1869, Feb. 22	HORSFALL, RICHARD . . .	{ Post Office Buildings, George Street, Halifax, Yorkshire.
1761	1890, Mar. 10	HORSFALL, RICHARD EDGAR . . .	Post Office Buildings, George Street, Halifax.
1587	1889, Feb. 25	HOVENDEN, HENRY EDWARD . . .	181, Bishopsgate Street Without, E.C.
645	1881, Dec. 19	HOVENDEN, THOMAS HENRY . . .	181, Bishopsgate Street Without, E.C.
171 { A. '69, Feb. 8 } F. '83, Mar. 12 }		HUBBERSTY, HENRY ALFRED . . .	Buxton, Derbyshire.
986	1883, Apr. 30	HUDSON, ARTHUR BYRNE . . .	17, Godliman Street, E.C.
1118	1884, Mar. 10	HUDSON, JAMES . . .	Penrith, Cumberland.
128	1868, Sep. 28	HUDSON, WILLIAM . . .	{ Hope Lodge, 181, Grove Lane, Camberwell, and 17, Godliman Street, E.C.
1609	1889, Mar. 18	HUGMAN, CHARLES EADY . . .	9, Craig's Court, Charing Cross, S.W.
776	1882, Mar. 13	HULL, CHARLES . . .	Euston Station, London, N.W.
175	1869, Feb. 22	HUMPHREYS, CHARLES . . .	{ 6, Crosby Square, Bishopsgate Street Within, E.C.
627	1881, Dec. 5	HUMPHREYS, HENRY . . .	Woodhouse, Loughborough, Leicestershire.
353	1874, May 11	HUNT, HENRY ARTHUR . . .	45, Parliament Street, S.W.
181	1869, Mar. 8	HUNT, JOSIAH . . .	6, Queen Anne's Gate, S.W.
1762	1890, Mar. 10	HUNTER, WILLIAM HAVARD . . .	{ 8, Queen Anne's Gate, S.W., and Briton Ferry House, Briton Ferry, South Wales.
926	1874, Jan. 19	HUSKINSON, WILLIAM LAMBE . . .	The Manor House, Epperstone, Nottingham.
1220	1884, Dec. 8	HUSSEY, FRANK TOOZE . . .	{ The Grove, Cheddon Fitzpaine, Taunton, Somerset.
1182 { A. '84, May 19 } F. '89 Dec. 9 }		HUSSEY, ROBERT . . .	{ Newborough, near Burton-upon-Trent, Staffordshire.
1477	1888 Apr. 16	HUXLEY, WALTER FREEMAN . . .	29, John Street, Bedford Row, W.C.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
563	1880, Jan 19	I'ANSON, EDWARD BLAKEWAY	7A, Laurence Pountney Hill, E.C.
1137	1884, Apr. 21	INGE, CHARLES HENRY	Broom Leasoe, Whittington, Lichfield.
305	{ A. '73, Feb. 10 } { F. '82, Jan. 16 }	INGRAM, WALTER FIELDE	83, High Street, Lewes, Sussex.
884	1882, Dec. 18	INMAN, MARSHALL NISBET	7, Bedford Row, W.C.
885	1882, Dec. 18	INNOCENT, CHARLES JOHN	Sheffield.
570	1880, Feb. 16	JACKSON, CHARLES	25, Brazennose Street, Manchester.
209	1869, Jul. 26	JACKSON, FREDERICK	Nottingham.
1404	1887, Dec. 19	JACKSON, WILLIAM TRESS	117, High Street, Sittingbourne.
1302	1886, Jan. 25	JEANS, MARK	Marlborough, Wilts.
736	1882, Feb. 13	JENKINSON, WILLIAM WILBERFORCE	} 6, Moorgate Street, E.C.
992	1883, Dec. 17	JEUDWINE, WILLIAM WYNNE	Chesterfield.
963	{ A. '83, May 25 } { F. '85, Jan. 26 }	*JOHNSON, HENRY	35, Coleman Street, E.C.
195	{ A. '69, Apr. 5 } { F. '73, Feb. 25 }	JONAS, HENRY	4, Whitehall, S.W.
95	1863, Jul. 27	JONAS, JOHN CARTER	27, Market Hill, Cambridge.
1265	1885, Apr. 20	JONES, CHARLES	Normanhurst, Ealing.
777	1882, Mar. 13	JONES, CHARLES FREDERICK	Eldon Chambers, 30, Fleet Street, E.C.
1703	1890, Jan. 27	JONES, FRANCIS WILLIAM	Aseot, near Wallingford, Berks.
964	{ A. '83, May 25 } { F. '86, Dec. 6 }	*JONES, HENRY ARTHUR	11, Wellington Street, Strand, W.C.
308	1873, Apr. 21	JONES, HENRY PARR	Portway House, Warminster.
646	1881, Dec. 19	JONES, JAMES WILLIAM	54, Caledonian Road, Leeds.
1349	1887, Jan. 10	JONES, WALTER BUTLER CLOUGH	Mynydd, Ednyfed, Criccieth, North Wales.
1467	1888, Mar. 5	JOSEPH, DELISSA	17 and 18, Basinghall Street, E.C.
1106	1884, Feb. 25	JOYCE, JOHN HALL	Blackfordby, near Burton-on-Trent.
1460	1888, Feb. 20	JUDD, FRANCIS SAVILE HARRY	Rickling, Bishop's Stortford.
993	1883, Dec. 17	JURD, WILLIAM	10, Oxford Street, Southampton
412	{ A. '75, Dec. 11 } { F. '87, Mar. 23 }	KAYE, JOHN EDWARD	Grove Hall, Wakefield, Yorkshire.
1190	1884, May 26	KEDGLEY, CHARLES	Hibernia Chambers, London Bridge, S.E.
580	1880, Nov. 8	KEIRLE, ROBERT	117, Victoria Street, S.W.
975	1883, Nov. 12	KEMSLEY, JOSEPH WILLIAM	Woodford, Essex.
2716	1890, Feb. 10	KENNEDY, JAMES	31, Great James Street, Bedford Row, W.C.
1191	1884, May 26	KENT, GEORGE EDWARD	{ "Normanhurst," Cavendish Road, Southsea, Hants.
1614	1889, Apr. 1	KERSEY, ALEXANDER HENRY	21, Finsbury Pavement, E.C.
1125	{ A. '84, Mar. 10 } { F. '88, Dec. 10 }	*KING, ALFRED	6, Spring Gardens, S.W.
873	1883, Jan. 29	KING, FRANK HULME	Horsham, Sussex.
1192	1884, May 26	KING, HENRY	Stourbridge, Worcestershire.
1193	1884, May 26	KING, THOMAS	Pembroke House, Portsmouth, Hants.
191	1869, Mar. 22	KING, SIR WILLIAM DAVID	Lynwood, Waverley Road, Southsea, Hants.

Op. No.	Date of Election and of Transfer.		FELLOWS.	
308	1882, May	8	KINGSTON, SAMUEL	Spalding, Lincoln.
02	1888, Nov.	26	KIRBY, EDMUND	5, Cook Street, Liverpool.
29	1868, Sep.	28	KNOLLYS, JAMES EDWARD . .	Fitzhead Court, Taunton, Somerset.
359	{ A. '82, Dec. 18 } { F. '89, Dec. 9 }		KNOWLES, HENRY	Wotton, Gloucester.
464	1871, Feb.	27	KNOWLES, WILLIAM	Albion Chambers, King Street, Gloucester.
07	1868, Aug.	3	LAMBERT, WILLIAM	1, New Broad Street, E.C.
398	1887, Dec.	5	LANCASTER, CHARLES HOLLAND	York Buildings, 14, Dale Street, Liverpool.
46	1876, Apr.	24	LANE, CECIL NEWTON	Whiston Hall, Shifnal, Salop.
388	1890, Jan.	6	LANG, CHARLES AUGUSTUS . .	3, King Street, Cheapside, E.C.
62	1882, Feb.	27	LANGRIDGE, GEORGE	Public Rooms, Tunbridge Wells, Kent.
14	1888, Dec.	10	LANGRIDGE, WILLIAM	The Great Hall, Tunbridge Wells, Kent.
500	1881, Jan.	24	LANDSOWN, GEORGE	5 & 7, Warwick Street, Charing Cross, S.W.
45	1899, Dec.	9	LARMUTH, GEORGE HORATIO .	18, King Street, Manchester.
45	1868, Nov.	9	LAURANCE, JOHN	Sexton Barns, Peterboro'.
089	1884, Feb.	11	LAW, EDMUND	29, Abington Street, Northampton.
717	1890, Feb.	10	LAWFORD, WILLIAM ROBINSON .	Underhill, Oswestry.
19	{ A. '88, Dec. 17 } { F. '89, Nov. 11 }		LAWRENCE, WILLIAM ROBERT .	22, Surrey Street, Victoria Embankment, W.C.
13	1878, Nov.	11	LEANE, GEORGE HENRY	21, Queen Anne's Gate, S.W.
461	1888, Feb.	20	LEANING, JOHN	11, Poultry, E.C.
60	{ A. '68, July 6 } { F. '82, May 8 }		LEE, CHARLES WILLIAMS	8, Adelphi Terrace, W.C.
32	1874, Feb.	2	LEE, FREDERICK	6, Great College Street, S.W.
10	1889, Mar.	18	LEE, PHILIP SHIRLING	{ 35, Craven Street, W.C., and Oaklands, Wood- ford, Essex.
90	1884, Feb.	11	LEE, WILLIAM	143½, High Street, Guildford, Surrey.
229	1870, Feb.	7	LEES, JOHN	Reigate, Surrey.
36	1882, Dec.	18	LEMON, JAMES	Southampton.
75	{ A. '81, Dec. 19 } { F. '89, Mar. 18 }		LEONARD, HENRY HOLMES . . .	202, Bishopsgate Street Without, E.C.
717	1882, Jan.	30	LEPPER, JOHN HARRAGE	Town Hall, Bromley, Kent.
56	1884, May	5	LE ROSSIGNOL, FRANCIS	1, Gresham Buildings, Basinghall Street, E.C.
76	1884, May	19	LETHBRIDGE, WALTER	1, Leigham Villas, Plymouth.
47	1881, Dec.	19	LIGHTFOOT, FRANCIS LOWRY .	3, Old Palace Yard, S.W.
01	1888, Feb.	26	LIGHTFOOT, HENRY LE BLANC	Lower Lawn, Tisbury, Salisbury.
46	1889, Dec.	9	LINAKER, CHARLES EDWARD . .	Frodsham, Cheshire.
88	1889, Feb.	25	LINAKER, HENRY	Frodsham, Chester.
461	1887, Jan.	24	LINES, RICHARD SAMUEL . . .	103, Hammersmith Road, W.
47	1889, Dec.	9	LIPSCOMB, ROBERT HARTLEY .	East Budleigh, Budleigh Salterton, Devon.
05	1887, Dec.	19	LISTER-KAYE, CHARLES WILKIN- SON	{ Osberton, Worksop, Notts.
37	1832, Feb.	18	LITTLE, WILLIAM CUTLACK . . .	Stag's Holt, March, Cambridgeshire.
49	{ A. '83, May 21 } { F. '88, Apr. 16 }		LITTLE, WILLIAM DAVIS	Middleton Stoney, Bicester, Oxon.
48	1881, Dec.	19	LOCK, WILLIAM HENRY	Instow, North Devon.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
393	1875, Mar. 15	LOFTS, HENRY	130, Mount Street, Grosvenor Square, W.
1138	1884, Apr. 21	LOOKER, JOHN	High Street, Huntingdon.
1396	1887, Nov. 14	LOVEGROVE, HENRY	26, Budge Row, E.C.
424	1876, Feb. 7	LOVEJOY, ALFRED	35, Bucklersbury, E.C.
1814	1890, May 29	LOVEYS, ARTHUR CLAMPITT	Moretonhampstead, Devon.
738	1882, Feb. 13	LOWE, CHARLES HARLOWE	Hampstead Vestry Hall, Haverstock Hill, N.W.
1648	1889, Dec. 9	LUCAS, WILLIAM EDWARD	Bexley, Kent.
1742	1890, Feb. 24	LUDLOW, WALTER ROBERT	18, New Street, Birmingham.
917	{ A. '83, Apr. 2 } { F. '89, Nov. 11 }	LYSTER, THOMAS RICE SOMER- VILLE	} Bedford Office, Thorney, Peterborough.
1743	1890, Feb. 24	LYWOOD, EDWIN	
425	1876, Feb. 7	MCCALL, GEORGE	33, Victoria Chambers, Market Place, Blackburn.
1615	1889, Apr. 1	MACIVER, COLIN	23, Bold Street, Warrington.
1622	1889, Apr. 29	MCLEAN, DONALD	Dunrobin Estate Office, Golspie, Sutherlandshire.
161	1869, Jan. 25	MANN, CHARLES JOHN	29, Great George Street, S.W.
1784	1890, Apr. 14	MANN, JAMES BAGSHAW	12, Lower Grosvenor Place, S.W.
373	1875, Jan. 18	MANN, ROBERT WILKS	12, Lower Grosvenor Place, S.W.
1616	1889, Apr. 1	MARGERESON, CHARLES FREDERIC	New Square, Chesterfield.
1362	1887, Jan. 24	MARGETTS, JOHN WILLIAM	12, High Street, Warwick.
192	1869, Mar. 22	MARR, JAMES	8, Adam Street, Adelphi, W.C.
470	{ A. '77, Jan. 15 } { F. '89, Dec. 9 }	MARRIOTT, GEORGE WHARTON	35, Brompton Crescent, S.W.
626	{ A. '81, Nov. 14 } { F. '84, Nov. 24 }	MARSHALL, LIONEL HASLER	Chippenham, Wilts.
1785	1890, Apr. 14	MARSHALL, PETER	8, George Street, Sheffield.
976	1883, Nov. 12	MARTIN, GEORGE DENNIS	124-127, Mansion House Chambers, E.C.
434	1876, Mar. 20	MARTIN, GILSON	Chatsworth, Chesterfield.
364	1875, Jan. 4	MARTIN, HOWARD	{ 27, Chancery Lane, W.C., and Bolney Grange, Havelock Road, Croydon.
230	1870, Feb. 7	MARTIN, JAMES	
		(Member of Council)	Wainfleet, Lincolnshire.
1649	1889, Dec. 9	MARTIN, ROBERT FREWEN	Mountsorrel, Loughborough.
704	{ A. '82, Jan. 16 } { F. '84, Jan. 28 }	MARTIN, WALTER	Wainfleet, Lincolnshire.
1589	1889, Feb. 25	MARVIN, ALBERT EDWARD	Mare Hill, Carisbrooke, Isle of Wight.
1598	1889, Mar. 4	MASON, CHARLES	Westgate, Louth, Lincolnshire.
1091	1884, Feb. 11	MASON, WILLIAM ARTHUR	31A, Colmore Row, Birmingham.
1288	{ A. '85, Dec. 7 } { F. '88, Nov. 12 }	*MASSIE, FRANK	Tetley House, Kirkgate, Wakefield.
696	1882, Jan. 16	MASTERMAN, GEORGE HUGHES	35, Coleman Street, E.C.
994	1883, Dec. 17	MATHEWS, GEORGE SPENCER	15, Waterloo Street, Birmingham.
995	1883, Dec. 17	MATHEWS, JOSEPH DOUGLAS	11, Dowgate Hill, E.C.
39	1863, Jun. 15	MATHEWS, WILLIAM	15, Waterloo Street, Birmingham.
		(Member of Council)	
1066	1884, Jan. 28	MATTHEWS, WILLIAM	8, Delahay Street, S.W.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1399	1887, Dec. 5	MAUDE, RAYMOND WILLIAM . . .	4, Waterloo Place, S.W.
1356	{ A. '87, Jan. 10 F. '90, Jan. 6 }	*MAXWELL, FRANCIS WILLIAM . . .	29, Princess Street, Manchester.
1680	1889, Nov. 25	MAXWELL, JAMES . . .	29, Princess Street, Manchester.
718	1882, Jan. 30	MAYLARD, CHARLES GRASON . . .	6, Great Queen Street, S.W.
837	1882, Dec. 18	MAYNARD, EDWARD . . .	College Chambers, The Green, Richmond, Surrey.
552	1879, Dec. 8	MELLERSH, ALFRED WILLIAM . . .	Godalming, Surrey.
1379	1887, Mar. 7	MENZIES, WILLIAM . . .	Surbiton House, Englefield Green, Surrey.
764	1882, Feb. 27	MESSINGER, WILLIAM HARRY . . .	Hullbrook, Guildford, Surrey.
1223	1884, Dec. 8	*MICHELMORE, ALFRED . . .	Berry Pomeroy Estate Office, Totnes, Devon.
493	1888, Nov. 12	MIDDLETON, REGINALD EMPSON . . .	49, Parliament Street, S.W.
1568	1889, Jan. 28	MILES, WILLIAM FREDERICK . . .	Horsefair Street, Leicester.
697	1882, Jan. 16	MILLAR, CHARLES WILLIAM . . .	14, Grafton Street, W.
1177	1884, May 19	MILLS, SAMUEL MEALING . . .	Orford Hill, Norwich.
1805	1886, Feb. 22	MILLS, WILLIAM EDWARD . . .	49, Hamilton Square, Birkenhead.
1421	{ A. '87, Dec. 19 F. '89, Nov. 11 }	*MILLWARD, ISAAC . . .	Office of Public Works, Dublin.
477	1877, Feb. 12	MINTER, WILLIAM . . .	81, Bondgate, Darlington.
1718	1890, Feb. 10	MONCKTON, HENRY PERCIVAL . . .	32, Walbrook, E.C.
1771	1890, Mar. 24	MOODY, THOMAS . . .	35, Craven Street, Strand, W.C.
1576	1889, Feb. 11	MOORE, ALFRED . . .	144, Mile End Road, E.
1577	1889, Feb. 11	MOORE, FREDERIC . . .	{ 144, Mile End Road, E., and Houston House, Worthing, Sussex.
1165	{ A. '84, May 5 F. '88, May 14 }	*MOORE, HAROLD EDWARD . . .	{ 41, Bedford Row, W.C., and Head Gate Court, Colchester, Essex.
1772	1890, Mar. 24	MORRIS, CHARLES . . .	27, Bridlesmith Gate, Nottingham.
1443	1888, Jan. 23	MORRIS, EDWARD HENRY . . .	Chirbury, Salop.
1119	1884, Mar. 10	MORRIS, HERBERT . . .	Lewes, Sussex.
607	1881, Feb. 7	MORTIMER, JOHN CAMDEN . . .	5, Great Queen Street, S.W.
778	1882, Mar. 13	MULLETT, FREDERICK AUGUSTUS . . .	Albion House, Hyde Park Square, W.
765	1882, Feb. 27	MUNRO, PHILIP . . .	{ 2, St. Stephen's Chambers, New Baldwin Street, Bristol.
1590	1889, Feb. 25	MURGATROYD, JAMES . . .	23, Strutt Street, Manchester.
1406	1887, Dec. 19	MURRAY, GILBERT . . .	Elvaston Estate Office, Derby.
1166	{ A. '84, May 5 F. '89, Nov. 11 }	MYLNE, WILLIAM JOHN HOME . . .	Sabrina, Clevedon Road, Weston-super-Mare.
809	1882, May 8	MYNORS, WALTER CHARLES TOWERS . . .	{ Little Ingestre, Stafford.
1591	1889, Feb. 25	NAPIER, HENRY BURROUGHES . . .	Chippenham, Wilts.
164	{ A. '69, Jan. 25 F. '82, Mar. 13 }	NASH, ALFRED JAMES . . .	Farnham, Surrey.
139	1868, Nov. 2	NEALE, CHARLES JAMES . . .	High Oakham, Mansfield, Notts.
531	1879, Feb. 3	NEAME, FREDERICK, JUN. . .	Macknade, Faversham, Kent.
795	1882, Apr. 24	NEATE, ARTHUR WEBB . . .	Hungerford, and Market Place, Newbury, Berks.
1744	1890, Feb. 24	NETHERSOLE, WILLIAM . . .	Deal, Kent.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1314	1886, May 3	NEVE, HERBERT	Hole Park, Rolvenden, Kent.
1650	1889, Dec. 9	NEVETT, THOMAS	41, Fishergate, Preston, Lancashire,
414	{ A. '75, Dec. 13 } { F. '82, Feb. 27 }	NEVILLE, HENRY WILLIAM	{ Broughton Estate Office, 8, John Dalton Street, Manchester.
1719	1890, Feb. 10	NEWILL, ROBERT HENRY	Lydbury North, Shropshire.
1276	1885, Dec. 7	NEWMAN, ARTHUR HARRISON	19A, Tooley Street, London Bridge, S.E.
856	{ A. '82, Dec. 18 } { F. '89, Nov. 11 }	NEWMAN, CHARLES HENRY	34, Savile Row, W.
289	1872, Dec. 9	NEWMAN, FRANCIS	Ryde, Isle of Wight.
1592	1889, Feb. 25	NEWMAN, GEORGE	20, Budge Row, E.C.
566	{ A. '80, Jan. 19 } { F. '86, Apl. 12 }	NEWMARCH, HENRY CHARLES	35, Lincoln's Inn Fields, W.C.
1041	1884, Jan. 14	NEWSAM, SAMUEL WATERHOUSE	13, Bond Street, Leeds.
739	1882, Feb. 13	NEWSON, HARRY CARSS	57, Lincoln's Inn Fields, W.C.
1020	{ A. '83, Dec. 17 } { F. '89, Nov. 11 }	NEWTON, THOMAS EDWIN	45, Jewry Street, Winchester.
374	1875, Jan. 18	NICHOLS, DANIEL CUBITT	3, Howard Street, Strand, W.C.
401	1875, Apr. 26	NOCKOLDS, MARTIN	Saffron Walden, Essex.
1264	1885, Mar. 23	NOEL, BYRON BRUCE	East Horsley, Leatherhead.
435	1876, Mar. 20	NORMAN, JAMES MAURICE	Uxbridge, Middlesex.
182	1869, Mar. 8	NORMAN, WILLIAM	34, Great George Street, S.W.
1720	1890, Feb. 10	NORMAN, WILLIAM HORACE	34, Great George Street, S.W.
502	{ A. '78, Feb. 11 } { F. '90, Mar. 10 }	NORRIS, WALTER HENRY	60, Fore Street, Hertford.
85	1868, Jul. 20	NORTH, GEORGE	Palace Chambers, 9, Bridge Street, S.W.
958	1883, May 25	*NORTH, GEORGE FREDERIC	Wroxton Estate Office, near Banbury, Oxon.
1569	1889, Jan. 23	NORTHCROFT, HENRY	57, Charing Cross, S.W.
255	1871, Feb. 13	NOTLEY, RICHARD ALBERT	80, Cornhill, E.C.
698	1882, Jan. 16	NOTLEY, ROBERT PLEDGE	35, Bucklersbury, E.C.
676	{ A. '81, Dec. 19 } { F. '87, Feb. 7 }	NOTTAGE, WILLIAM GRIGGS	High Street, Windsor.
1763	1890, Mar. 10	NUTTALL, THOMAS	12, Market Street, Bury, Lancashire.
59	1868, Jul. 6	OAKLEY, CHRISTOPHER (Member of Council)	10, Waterloo Place, S.W.
496	1877, Apr. 30	OAKLEY, WILLIAM	10, Waterloo Place, S.W.
650	1881, Dec. 19	OBOURNE, ALFRED WILLIAM	{ 9, Moorgate Street, E.C., and Wimbledon Park, Surrey.
1468	1888, Mar. 5	OLDROYD, LINLEY	5, Oxford Place, Leeds.
1306	1886, Feb. 22	ORGILL, JOHN BERWICK	21, Hart Street, Bloomsbury Square, W.C.
1721	1890, Feb. 10	OWEN, HENRY	Dana Chambers, Shrewsbury.
183	1869, Mar. 8	OWEN, THOMAS RULE	High Street, Haverfordwest, Pembrokeshire.
1098	{ A. '84, Feb. 11 } { F. '90, Jan. 6 }	OWEN, THOMAS HENRY	High Street, Haverfordwest, Pembrokeshire.
1628	1889, Nov. 11	OWEN, WILLIAM SCOTT	Cefngwifed, near Newtown, Montgomeryshire.
1042	1884, Jan. 14	PAGE, ROBERT	9, Denman Street, London Bridge, S.E.
406	{ A. '75, Nov. 8 } { F. '81, April 4 }	PAIN, COARD SQUAREY	{ 14, North John Street, Liverpool, and 5, Vic- toria Street, Westminster, S.W.

Ap. No.	Date of Election and of Transfer.	FELLOWS.	
115	1890, May 29	PARK, PHILIP SAMUEL . . .	18, Winckley Street, Preston, Lancashire.
115	1886, May 3	PARK, WILLIAM PHILIP . . .	18, Winckley Street, Preston, Lancashire.
183	1887, Mar. 21	PARKER, CHARLES ALFRED . . .	{ 43, Finsbury Circus, E.C., and Woodham. Mortimer Place, Maldon, Essex.
169	1885, May 18	PARKER, JOHN	Mansion House, Hereford.
167 {	{ A. '80, Jan. 19 } F. '88, Jan. 9 }	PARKER, THE HON. CECIL THOMAS	{ Eccleston, Chester.
128 {	{ A. '81, Dec. 5 } F. '84, Nov. 24 }	PARKIN, JOHN ROBERT	Idridgehay, near Derby.
165	1883, Jan. 15	PARMETER, FRANK	{ South View House, West Parade, Newcastle-on- Tyne.
110	1883, Mar. 12	PARR, SAMUEL	New Broad Street House, E.C.
103	1883, Nov. 26	PARSONS, FRANK DONISTHORPE . . .	{ Misterton, Crewkerne, Somerset, and Tisbury, Wilts.
188	1872, Dec. 9	PARSONS, HENRY	Misterton, Crewkerne, Somerset.
164	1890, Mar. 10	PARSONS, HENRY JOHN DONNE . . .	Misterton, Crewkerne, Somerset.
157 {	{ A. '83, May 25 } F. '88, Dec. 10 }	PARSONS, ROBERT MAURICE PETERS	{ Misterton, Crewkerne, Somerset.
145	1890, Feb. 24	PATERSON, CHARLES	Canford Estate Office, Wimborne, Dorsetshire.
101	1881, Jan. 24	PATTISSON, JACOB LUARD	6, Sussex Gardens, Hyde Park, W.
167 {	{ A. '83, May 25 } F. '88, May 14 }	*PAULL, ALAN	6, Quality Court, Chancery Lane, W.C.
157	1884, May 5	PAXTON, EDWARD HAYTON	West Bank, Brixton Hill, S.W.
183	1880, Dec. 13	PAYNE, ALEXANDER	4, Storey's Gate, S.W.
119	1882, Jan. 30	PAYNE, FREDERICK	Town Hall, Bromley, Kent.
163	1887, Jan. 24	PECK, HENRY WILLIAM	6, Poultry, E.C.
170	1885, May 18	PECK, WILLIAM ROLAND	8, Pall Mall East, S.W.
189	1883, Feb. 12	PEEBLES, ALEXANDER	Guildhall, E.C.
151	1889, Dec. 9	PEMBERTON, CHARLES OLIVER PAGET	{ 18, Temple Row, Birmingham.
21	1868, Jun. 15	PENFOLD, JOHN WORNHAM	29, Great George Street, S.W. (Honorary Secretary)
152	1876, May 8	PEPPER CORN, JOHN HUTCHINSON . .	Manor House, Eaton Socon, St. Neots
152	1885, Feb. 9	*PETO, JAMES WINDER	6, Market Place, Reading, Berks.
128	1876, Feb. 21	PHILLIPS, FREDERICK HAMILTON . . .	{ Glamorganshire County Roads Surveyor's Office, Ely, near Cardiff.
152	1889, Dec. 9	PHILLIPS, WILLIAM EDWIN	Eagle Chambers, Kingston-on-Thames.
143	1884, Jan. 14	PICKERING, WILLIAM CLOVES . . .	Rhewl House, Mostyn Quay, N. Wales.
151	1881, Dec. 19	PICKSTOCK, JOHN	Castle Hill, Winchester, Hants.
117	1889, Apr. 1	PIERSON, CHARLES	10, Marsden Street, Pall Mall, Manchester,
168 {	{ A. '83, May 25 } F. '86, Dec. 6 }	*PILDITCH, PHILIP EDWARD	17, Parliament Street, S.W.
174	1890, Jan. 27	PINKS, EDWIN CHARLES	21, Parliament Street, S.W.
116	1884, May 26	POLLARD, HARRY EMANS	14, Duke Street, Adelphi, W.C.
197	1883, Dec. 17	POPPELWELL, WILLIAM WILLOTT . . .	{ Victoria Chambers, Southampton Buildings, W.C., and Imperial Chambers, Derby
169	1882, Jan. 16	PORTER, ALFRED	109, Grange Road, Bermondsey, S.E.
153	1880, Jan. 5	POTTS, JOSEPH, JUN.	North Cliff, Roker, Sunderland.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
224	1870, Jan. 24	POUNDLEY, JOHN EDWARD . . .	Kerry, Newtown, Montgomeryshire.
487	1877, May 14	POWELL, EVAN	Broomcliffe, Llanidloes, Montgomeryshire.
342	{ A. '74, Feb. 16 } { F. '80, Nov. 22 }	POWELL, REGINALD HENRY . . .	St. Swithun's Lane, High Street, Lewes, Sussex.
490	1877, Dec. 10	POWNALL, GEORGE HARRY . . .	29, Parliament Street, S.W.
1781	1890, Apr. 14	PRICE, FRANCIS HOLBORROW } GLYNN	Longlands Place, Swansea, Glamorganshire.
1816	1890, May 29	PRITCHETT, ELLIS HERBERT . . .	Farringdon Street, Swindon, Wilts.
1273	1885, Nov. 9	PUNCHARD, FREDERICK	{ Underley Estate Office, Kirkby Lonsdale, West- moreland.
1090	{ A. '84, Jan. 28 } { F. '89, Jan. 28 }	PURCHASE, EDWARD KEYNES . . .	{ Mansion House Chambers, 11, Queen Victoria Street, E.C.
1224	1884, Dec. 8	PYM, GEORGE EDWIN	Doods. Reigate, Surrey.
796	1882, Apr. 24	RABY, JOSEPH WALKER	78, Cross Street, Manchester.
625	1881, Nov. 14	RABY, WILLIAM	78, Cross Street, Manchester.
1515	1888, Dec. 10	RADFORD, WILLIAM	1, Princess Street, Manchester.
1462	1888, Feb. 20	RAKES, COLONEL GEORGE } WHITTINGTON	Ragley Estate Office, Alcester, Redditch.
902	1883, Feb. 26	RAWLENCE, ERNEST ALFRED . . .	Newlands, Salisbury.
231	1870, Feb. 7	RAWLENCE, JAMES	Salisbury, Wilts.
134	1868, Oct. 26	RAYNBIRD, HUGH EDWARD . . .	Basingstoke, Hants.
1516	1888, Dec. 10	REA, JOHN MARCUS BEAUMONT. {	8, Winckley Street, Preston, and Lytham, Lancashire.
1139	1884, Apr. 21	READ, GEORGE HUNTLY	27, Albany Street, N.W.
839	1882, Dec. 18	REDDALL, DAVID GADSDEN . . .	10, South Street, Finsbury, E.C.
584	1880, Dec. 13	REES, WILLIAM ANDREW	7, Cornhill, E.C.
544	1879, Apr. 28	REES, WILLIAM GEORGE	Holly House, Newport, Monmouthshire.
1044	1884, Jan. 14	REEVES, BENJAMIN AUSTEN . . .	27, Chancery Lane, W.C.
929	{ A. '83, Apr. 16 } { F. '89, Jan. 28 }	REID, FRANCIS	Bucksford, Ashford, Kent.
514	1878, Nov. 11	REID, PATRICK SANDEMAN . . .	20, John Street, Adelphi, W.C.
937	1883, April 30	RENDELL, ARTHUR STEPHEN . . .	Market Terrace, Newton Abbot.
802	{ A. '82, Apr. 24 } { F. '90, Jan. 27 }	REX, FRANCIS HERBERT	311, Kentish Town Road, N.W.
172	{ A. '69, Feb. 8 } { F. '82, Feb. 13 }	REX, WILLIAM	311, Kentish Town Road, N.W.
453	{ A. '76, May 8 } { F. '81, Dec. 6 }	RICH, ROBERT	Didcot, Berks.
890	1883, Feb. 12	RICHARDS, ALFRED	8, New Broad Street, E.C.
1197	1884, May 25	RICHARDS, HENRY BRINLEY . . .	79, Coleman Street, E.C.
1746	1890, Feb. 24	RICHARDSON, GEORGE	5, Lonsdale Street, Carlisle.
1817	1890, May 29	RICHARDSON, JAMES	15, Barn Hill, Stamford, Lincolnshire.
461	1876, Dec. 18	RICHARDSON, JOHN	Methley Park, Leeds.
1705	1890, Jan. 27	RICHMOND, WALTER COLERIDGE	The Hollies, Potter's Bar, N.
33	1873, Feb. 10	RICKMAN, THOMAS MILLER . . .	8, Montague Street, Russell Square, W.C.
		(Member of Council)	
914	1883, April 2	RIDDLE, FREDERICK HENRY } BRIMELE	15, Dornton Road, Balham, S.W.
724	{ A. '82, Jan. 30 } { F. '85, Jan. 29 }	RIGDEN, HENRY WILLIAM . . .	Salisbury, Wilts.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
444	1886, Jan. 23	RIGDEN, JOHN LAMBE . . .	{ Natal Government Buildings, Maritzburg, Natal. South Africa, and Belle Vue, Salisbury.
517	1888, Dec. 10	RIGHTON, EDWARD GRANTHAM .	High Street, Evesham, Worcestershire.
722	1890, Feb. 10	ROBERTS, HENRY CROYDON .	16, Abchurch Lane, E.C.
120	1868, Aug. 17	ROBERTS, RICHARD	42, New Broad Street, E.C.
786	1890, Apr. 14	ROBERTS, THOMAS	Portmadoc, North Wales.
445	1888, Jan. 23	ROBINS, EDWARD	105, Regent Street, W.
72	1868, Jul. 18	ROBINS, EDWARD COOKWORTHY .	46, Berners Street, Oxford Street, W.
603	1881, Jan. 24	ROBINS, WILLIAM HENRY . .	82A, New Street, Birmingham.
350	1887, Jan. 10	ROBINSON, CHARLES EDWARD .	36, Coleman Street, E.C.
618	1881, Apr. 4	ROBINSON, HENRY	Westminster Chambers, 13, Victoria Street, S.W.
810	1882, May 8	ROBINSON, NATHANIEL WISHART	Marlowes, Hemel Hempstead, Herts.
291	1872, Dec. 9	ROBSON, EDWARD ROBERT . .	{ Palace Chambers, 9, Bridge Street, S.W., and 2, The Paragon, Blackheath, S.E.
1453	1888, Feb. 6	RODERICK, JOHN	2, Temple Row West, Birmingham.
747	1890, Feb. 24	RODHAM, JOHN	16, Finkle Street, Stockton-on-Tees.
602	1881, Jan. 24	ROGERS, EDWARD PHIPPARD } GEORGE	18, Borough High Street, S.E.
1225	1884, Dec. 8	ROGERS, WILLIAM BENNETT .	78, Gloucester Road, South Kensington, S.W.
1570	1889, Jan. 28	ROKER, MITCHEL JOHN . . .	Bank Chambers, Bournemouth.
961 { A. '74, Dec. 7 } F. '76 Jan. 24 }		ROLLESTON, JOHN FOWKE LANCELOT (Member of Council)	{ Grey Friars, Leicester.
969 { A. '88, May 25 } F. '89, Jan. 28 }		*ROLLESTON, WILLIAM GUSTAVUS } STANHOPE	Grey Friars, Leicester.
1844 { A. '86, Dec. 6 } F. '87, Nov. 14 }		*ROODS, ALFRED	{ The School Board for London, Victoria Embank- ment, W.C.
980 { A. '88, Nov. 12 } F. '87, Jan. 10 }		ROPER, WILLIAM	The Pantiles, Tunbridge Wells, Kent.
1483	1888, Apr. 30	ROSE, THOMAS	13, Bank Street, Norwich.
125	1868, Aug. 31	ROSSER, WILLIAM	Llanelly, Carmarthen.
507	1878, Apr. 8	ROWE, RICHARD REYNOLDS . .	Park House, Cambridge.
940 { A. '88, Apr. 30 } F. '90, Jan. 27 }		ROWLANDSON, CHRISTOPHER .	The College, Durham.
970 { A. '88, May 25 } F. '90, Jan. 6 }		*RUNDLE, EDWARD COLLINS . .	Bedford Office, Tavistock, Devon.
1023 { A. '83, Dec. 17 } F. '89, Feb. 25 }		RÜNTZ, ERNEST AUGUSTUS . .	22, Moorgate Street, E.C.
915 { A. '78, Dec. 8 } F. '75, Nov. 8 }		RUSHWORTH, EDMUND WALTER	22, Savile Row, W.
1787	1890, Apr. 14	RUSSEL, ROBERT JOHN	Brackley, Northants, and Banbury, Oxon.
1261	1885, Mar. 9	RUTHERFORD, JAMES.	Kirk-leatham, Redcar, Yorkshire
1547	1889, Jan. 14	RUTHERFORD, JAMES AUGUSTINE	Estate Office, Highclere Park, Newbury.
998	1883, Dec. 17	RUTLEY, CHARLES	11, Dowgate Hill, E.C.
1818	1890, May 29	RUTLEY, FRANK	11, Dowgate Hill, E.C.
466 { A. '76, Dec. 8 } F. '80, Nov. 8 }		RYDE, ARTHUR LYON	29, Great George Street, S.W.
16	1868, Jun. 15	RYDE, EDWARD	29, Great George Street, S.W
		(Past-President)	

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
421	1876, Jan. 24	SADLER, GEORGE WILLIAM . . .	467, High Street, Cheltenham.
256	1871, Feb. 18	ST. QUINTIN, PERRY. . . .	37, Threadneedle Street, E.C.
438	{ A. '76, Mar. 20 } { F. '89, Nov. 25 }	ST. QUINTIN, RICHARD SAMUEL . . .	37, Threadneedle Street, E.C.
1518	1888, Dec. 10	SALTER, WILLIAM HERBERT . . .	The Hall, Attleborough, Norfolk.
1788	1890, Apr. 14	SAMPLE, CHARLES HERBERT . . .	Matfen, near Newcastle-on-Tyne.
1436	1888, Jan. 9	SAMPLE, THOMAS	Bothal Castle, near Morpeth, Northumberland.
1789	1890, Apr. 14	SAMPLE, WILLIAM COLLINGS . . .	Bothal Castle, near Morpeth.
1519	1888, Dec. 10	SAMPSON, GEORGE	Beauchief Abbey, Sheffield.
1384	1887, Mar. 21	SAMUEL, WILLIAM JOHN . . .	Newport Pagnell, Bucks.
397	1875, Apr. 26	SANDAY, GEORGE HENRY . . .	Langdale Lodge, Adkin Road, Clapham Park, S.W.
741	1882, Feb. 13	SANDERS, THOMAS	Cheltenham.
458	1876, Nov. 27	SANDY, HENRY	Newport Road, Stafford.
167	1869, Feb. 8	SAUNDERS, CECIL GEORGE . . .	5, Agar Street, Strand, W.C.
177	1869, Feb. 22	SAUNDERS, EDWARD	6, Bishopsgate Street Without, E.C.
121	1863, Aug. 17	SAVILL, ALFRED	39, New Broad Street, E.C., and Chigwell, Essex.
782	{ A. '82, Mar. 13 } { F. '89, Mar. 18 }	SAVILL, ALFRED, JUN. . . .	39, New Broad Street, E.C.
526	1879, Jan. 6	SCARGILL, ALFRED	11, East Parade, Sheffield.
533	1874, Feb. 2	SCARTH, WILLIAM T. . . .	Raby Castle, Darlington.
1385	1887, Mar. 21	SCOTT, HENRY LACY	Bury St. Edmund's, Suffolk.
629	{ A. '81, Dec. 5 } { F. '82, Apr. 24 }	SCOVELL, JOHN	Oulton Park, Tarporley, Cheshire.
755	{ A. '82, Feb. 13 } { F. '83, Mar. 4 }	SCRIVEN, CHARLES HERBERT . . .	Covey House, Thorpe St. Andrew, Norwich.
1706	1890, Jan. 27	SEBASTIAN-SMITH, CHARLES . . .	Shipley, Derby, and Friar Lane, Leicester.
534	1879, Mar. 3	SELBY, CHARLES FREDERIC . . .	19, Queen Anne's Gate, S.W.
1723	1890, Feb. 10	SELBY-BIGGE, CHARLES P. O. . .	Bourton Estate Office, Much Wenlock, Shropshire.
1653	1889, Dec. 9	SETH-SMITH, WILLIAM HOWARD . .	46, Lincoln's Inn Fields, W.C.
823	{ A. '82, Nov. 18 } { F. '86, May 3 }	SEYMOUR, RICHARD ARTHUR } HAMILTON	Preston Hall Farm, Aylesford, Kent.
390	1875, Mar. 1	SHACKEL, GEORGE	12, The Forbury, Reading, Berks.
431	1876, Mar. 6	SHAW, JOHN	College Place, Derby.
		(Member of Council.)	
950	{ A. '83, May 21 } { F. '90, Mar. 10 }	SHAW, JOHN, JUN. . . .	The College, All Saints', Derby.
1819	1890, May 29	SHELMERDINE, HENRY	{ Estate Offices, Lancashire and Yorkshire Railway, Hunt's Bank, Manchester.
1748	1890, Feb. 24	SHEPPARD, ERNEST	111, Eaton Terrace, Ebury Street, S.W.
999	1883, Dec. 17	SHEPPARD, OSBORNE	Glynelydach, Neath.
1316	1886, May 3	SHERRIN, JOHN LESTER	80, Coleman Street, E.C.
706	{ A. '82, Jan. 16 } { F. '87, Dec. 5 }	SHERWIN, JOSEPH HENRY . . .	16, Whitehall Place, S.W.
474	{ A. '77, Jan. 29 } { F. '80, Nov. 8 }	SHOPPEE, CHARLES HERBERT . . .	22, John Street, Bedford Row, W.C.
74	1868, Jul. 13	SHOPPEE, CHARLES JOHN . . .	61, Doughty Street, W.C.
		(Vice-President)	
604	{ A. '81, Jan. 24 } { F. '83, May 21 }	*SILCOCK, THOMAS BALL. . . .	Octagon Chambers, Milsom Street, Bath.
720	1882, Jan. 30	SIMMONDS, FREDERICK	Parkside, Englefield Green, Surrey.

1. Date of Election 2. and of Transfer.	FELLOWS.	
4 1889, Dec. 9	SIMMONS, CHARLES	Henley-on-Thames.
1 { A. '82, May 8 } F. '89, Nov. 11 }	SIMMONS, CHARLES FRANKLIN .	Basingstoke, Hants, and Henley-on-Thames.
3 1883, Feb. 26	SIMMS, WALTER	27, Albany Street, N.W.
6 1888, May 14	SIMPSON, ROBERT THOMAS .	Horsecroft, Bury St. Edmunds, Suffolk.
2 1872, Apr. 22	SLATER, GEORGE	Canterbury.
3 { A. '80, Dec. 12 } F. '88 April, 30 }	SMALLPEICE, GEORGE BAKER .	9 and 10, Tokenhouse Yard, E.C., and Guildford.
5 1868, Oct. 26	SMELLIE, THOMAS DAVIES . .	209, St. Vincent Street, Glasgow.
2 1863, Aug. 17	SMITH, CHARLES BOVILL . .	Wickham, Hants. (Member of Council)
3 { A. '70, Mar. 21 } F. '78, Mar. 11 }	SMITH, CHARLES JOHN . . .	16, Whitehall Place, S.W.
6 1889, May 13	SMITH, EDWARD	54, Amwell Street, E.C.
4 1888, Apr. 30	SMITH, FRANK	37, Cannon Street, Birmingham.
3 { A. '88, Dec. 10 } F. '90, Jan. 27 }	*SMITH, FRANK WILLIAM . .	Beauchamp Hill, Milverton, Leamington.
5 1889, Dec. 9	SMITH, GEORGE	Boughton-Monchelsea, Kent.
4 { A. '76, May 8 } F. '81, Dec. 6 }	SMITH, HENRY	8, John Street, Adelphi, W.C.
0 { A. '75, Apr. 26 } F. '81, Jan. 24 }	SMITH, HENRY HERBERT . .	Chippenham, Wilts, and 7, Whitehall Place, S.W.
7 1888, May 14	SMITH, JOHN THOMPSON . .	Tattondale, Knutsford, Cheshire.
5 1883, May 25	SMITH, JOSEPH	15, Cheapside, Bradford, Yorkshire.
0 1890, May 29	SMITH, SIDNEY	Southwater, Horsham, Sussex.
4 { A. '83, Feb. 12 } F. '89, Feb. 25 }	SMITH, WHEATER	15, Cheapside, Bradford.
6 1885, Feb. 23	*SMITH, WILLIAM	{ Upper Farm, Abbot's Salford, Evesham, Wor- cestershire.
3 { A. '82, Jan. 16 } F. '86, Mar. 8 }	SMITH-RYLAND, CHARLES ALSTON	{ Barford Hill, Warwick, and 15, Waterloo Street, Birmingham.
2 1887, Feb. 21	SMYTH-RICHARDS, GEORGE COB- LEY	{ Wistlandpound, and 6, Castle Street, Barnstaple, Devon.
4 1888, Nov. 12	SNELLING, HENRY	19 and 20, Walbrook, E.C., and Sidcup, Kent.
6 1868, Nov. 9	SOUTHWELL, CHARLES JOSIAH .	9, Whitehall Place, S.W.
1 1890, May 29	SPACKMAN, CHARLES CHANTREY	6, Terrace Walk, Bath.
6 1868, Jul. 27	SPACKMAN, HENRY	6, Terrace Walk, Bath.
9 1890, Jan. 6	SPELMAN, CLEMENT CHARLES RIX	St. Giles' Street, Norwich.
7 1884, Feb. 25	SPURLING, HENRY	81, Prince's Street, Ipswich, Suffolk.
2 1868, Jun. 15	SQUAREY, ELIAS PITTS . . .	{ The Moot, Downton, Salisbury, and 22, Great (Past-President) George Street, S.W.
2 1890, May 29	SQUAREY, NEWELL WILLIAM PITTS	{ The Moot, Downton, Salisbury, and 22, Great George Street, S.W.
7 1881, Jan. 28	SQUIRE, RICHARD	2, Pont Street, Belgrave Square, S.W.
7 1885, Dec. 7	STACEY, HARRIE	Station Road, Redhill, Surrey.
8 1885, May 4	STAFFORD, ROBERT BARRY . .	83, High Street, Bedford.
10 1882, Dec. 18	STANGER, CALEB	21, Finsbury Pavement, E.C.
3 1883, Jan. 9	STANLEY-DODGSON, STANLEY } DICKINSON }	Estate Office, Somerset House, Whitehaven, Cumberland.
7 1890, Jan. 27	START, JOSEPH WILLIAM . .	Cups Chambers, High Street, Colchester, Essex.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
43	1868, Jun. 15	STATTER, THOMAS	Standhall, Whitefield, Manchester.
469	1877, Jan. 15	STENNING, ALEXANDER ROSE .	121, Cannon Street, E.C.
529	{ A. '79, Jan. 6 } { F. '82, Nov. 13 }	STEPHENSON, CHARLES WILLIAM	38, Parliament Street, S.W.
1823	1890, May 29	STEVENS, CHARLES VIVIAN . .	7, Whitehall Place, S.W.
1198	1884, May 26	STEVENS, WILLIAM CHARLES .	22, Savile Row, W.
97	1868, Jul. 27	STEWARD, HERBERT THOMAS .	45, Parliament Street, S.W.
938	1883, April 30	STOCK, HENRY	9, Denman Street, London Bridge, S.E.
654	1881, Dec. 19	STONER, ALFRED	8, Blomfield Street, E.C.
1539	1889, Mar. 4	STOOKE, JAMES	Courtenay Street, Newton Abbot, Devon.
1108	1884, Feb. 25	STRUDWICK, HAYWARD JAMES .	{ Montague Chambers, 10 & 11, Bedford Street Strand, W.C.
655	1881, Dec. 19	STRUDWICK, WILLIAM HENRY .	14, Parliament Street, S.W.
1488	1888, May 14	STUDDY, THOMAS EDWARD . .	Broxton, Chilbolton, Hants.
87	1868, Jul. 20	STURGE, ROBERT FOWLER . .	34, Corn Street, Bristol.
18	1868, Jun. 15	STURGE, WILLIAM	34, Corn Street, Bristol.
		(Past-President)	
1278	1885, Dec. 7	SWETTENHAM, WILLIAM NORMAN	The Old School House, Shrewsbury.
1257	1885, Feb. 23	SWORDER, HUGH	High Street, Epping, Essex.
1068	1884, Jan. 28	SYMONS, PHILIP	Fore Street, Totnes, Devon.
1824	1890, May 29	TABBERER, BENJAMIN	13, Basinghall Street, E.C.
1317	1886, May 3	TANNER, HENRY	H.M. Office of Works, Whitehall Place, S.W.
1092	1884, Feb. 11	TANNER, JAMES MELHUISE . .	Wembworthy, North Devon.
1115	{ A. '84, Feb. 25 } { F. '88, Dec. 10 }	TANNER, WILLIAM	Lynhurst, Newport, Monmouthshire.
771	{ A. '82, Feb. 27 } { F. '89, Nov. 11 }	TAPP, ARTHUR	{ 15, Great George Street, and Southend-on-Sea Essex.
233	{ A. '70, Feb. 7 } { F. '78, Jan. 28 }	TATHAM, GEORGE HENRY . .	New City Chambers, 121, Bishopsgate Street, E.C.
364	1887, Jan. 24	TAYLOR, EDWARD FERGUSON .	{ New Barnet, Herts, and 70 & 72, Chancery Lane, W.C.
678	{ A. '81, Dec. 19 } { F. '87, Feb. 7 }	TAYLOR, JOHN WILLIAM . .	33, Westgate Road, Newcastle-on-Tyne.
1026	{ A. '83, Dec. 17 } { F. '89, Nov. 11 }	TAYLOR, MATTHEW	Northchapel, Petworth, Sussex.
1825	1890, May 29	TAYLOR, RICHARD FREDERICK .	3, King Street, Cheapside, E.C.
1826	1890, May 29	TERRY, FREDERICK JOHN . .	11, Billiter Square, E.C.
1069	1884, Jan. 28	TEWSON, EDWARD	80, Cheapside, E.C.
859	{ A. '82, Dec. 18 } { F. '85, Jan. 12 }	TEWSON, EDWARD ARTHUR . .	80, Cheapside, E.C.
924	1883, April 16	THEOBALD, HENRY WELLS DEW- HURST	{ 110, Great Russell Street, W.C.
1765	1890, Mar. 10	THOMAS, GLEGGE	{ Cheshire Lines Committee, Central Station Liverpool.
329	1874, Jan. 19	THOMAS, JOSIAH	Athenæum Chambers, Nicholas Street, Bristol.
841	1882, Dec. 18	THOMPSON, ARTHUR EDMUND .	Leadenhall Buildings, E.C.
1329	1886, Dec. 6	THOMSON, WILLIAM CUNNINGHAM	Estate Office, Luton Hoo, Luton, Beds.
1473	1888, Mar. 19	THORNE, ARNOLD	Cross Street, Barnstaple, Devon.

Date of Election
and of Transfer.

FELLOWS.

	{ A. '82, Feb. 13 } F. '89, Nov. 25 }	THORPE, CHRISTOPHER	Chesterfield.
0	1883, Dec. 17	THORPE, WILLIAM	Nailstone, Hinckley.
	1881, Dec. 19	THURGOOD, HERBERT JOHN . .	27, Chancery Lane, W.C.
3	1889, Apr. 29	THURGOOD, WILLIAM HENRY . .	22, Great George Street, S.W.
1	{ A. '80, Dec. 13 } F. '87, Nov. 14 }	THURNALL, JOHN EDWARD . . .	Royston, Herts.
4	1878, Jan. 14	THURSFIELD, THOMAS HOWELLS	Barrow, Brosely, Shropshire.
5	1868, Jun. 15	THYNNE, EDWARD LEWIS	11, Great George Street, S.W.
6	1869, Jan. 11	THYNNE, FREDERICK GEORGE . .	11, Great George Street, S.W.
0	1884, Jan. 28	THYNNE, GUY HARRY	11, Great George Street, S.W.
7	{ A. '86, Jan. 11 } F. '89, Mar. 18 }	*TIFFEN, JOHN HENRY	Conservancy Buildings, Hull.
2	1882, Feb. 13	TIFFEN, JOSEPH	Conservancy Buildings, Hull.
3	1887, Feb. 21	TINDALL, CHARLES WILLIAM . .	Scawby, Brigg, Lincolnshire.
1	1885, Jan. 12	TODD, WILLIAM HENRY	County Buildings, Hull.
3	1875, Jan. 18	TOLLEY, JAMES	66, Cannon Street, E.C.
8	1888, Jan. 9	TOMLINSON, THOMAS	Estate Office, Alnwick Castle, Northumberland.
0	1889, Mar. 4	TOMPSETT, WILLIAM ROBERT	{ Stone Castle Farm, Paddock Wood, Kent, and 182, High Street, Tonbridge.
7	1890, May 29	TOMSON, JAMES JOHN	Windsor Estate Office, Barnt Green, near Redditch.
6	1882, Feb. 27	TOOTELL, CHARLES	13, King Street, Maidstone, Kent.
7	1882, Feb. 27	TOOTELL, JOSEPH	13, King Street, Maidstone, Kent.
3	1877, Jan. 29	TOOTELL, RICHARD WILLIAM . .	11, Queen Victoria Street, E.C.
7	1876 Apr. 24	TOWER, BROWNLOW RICHARD } CHRISTOPHER }	Bridgewater Estate Office, Ellesmere, Salop.
2	{ A. '83, May 25 } F. '86, Dec. 6 }	*TREADWELL, HENRY JOHN . . .	2, Waterloo Place, Pall Mall, S.W.
1	1883, Dec. 17	TRETHERWY, HENRY	Silsoe, Amptill, Beds.
2	1886, Jan. 11	TRIST, JOHN WILLIAM	62, Old Broad Street, E.C.
5	1874, May 11	TROLLOPE, CHARLES BROWN . .	13, Parliament Street, S.W.
0	1884, Apr. 21	TROUTBECK, ROBERT	Maidstone, Kent.
2	1868, Jun. 15	TRUMPER, RICHARD	23, Lincoln's Inn Fields, W.C.
0	1868, Aug. 3	TUCKETT, PHILIP DEBELL	10A, Old Broad Street, E.C.
21	1878, Dec. 9	TUNLEY, GEORGE	28, Finsbury Circus, E.C.
99	1884, May 26	TURNBULL, THOMAS JOHN	Crown Chambers, Salisbury, Wilts.
95	1888, Nov. 12	TURNER, CHARLES	Oakhurst, East Grinstead, Sussex.
04	1883, Feb. 26	TURNER, FREDERICK JOHN	Mansfield-Woodhouse, Mansfield, Notts.
71	1884, Jan. 28	TURNER, JOHN	The Grange, Ulceby, Lincolnshire.
20	1888, Dec. 10	TURNER, THOMAS WARNER	Welbeck Abbey, Worksop, Notts.
38	1869, Feb. 8	TURNER, WILLIAM	1, Butter Market, Ipswich, Suffolk.
48	1879, May 12	TURNER, WILLIAM WEBB	9, Clinton Place, Seaford, Sussex.
46	1885, Jan. 26	TURNOR, EXSUPERIUS WESTON .	The Green, Stafford.
71	1889, Jan. 28	USHER, ALFRED	Belize, British Honduras.

Dig. No.	Date of Election and of Transfer.	FELLOWS.	
905	1888, Feb. 26	VAIZEY, JOHN GEORGE . . .	{ Bocking, Braintree, Essex, and 44, Bedford Row W.C.
1002	1888, Dec. 17	VEEVERS, RICHARD . . .	Woningworth, Fulwood Park, Preston.
319	{ A. '78, Dec. 8 } { F. '78, Nov. 11 }	VENABLES, FREDERICK . . .	60, Chancery Lane, W.C.
429	1876, Feb. 21	*VERNON, ARTHUR . . . (Member of Council)	{ Borshams, High Wycombe, Bucks; and 26 Great George Street, Westminster, S.W.
573	1880, Mar. 1	*VERNON, WALTER LIBERTY . .	{ 4, Trinity Street, Hastings; 26, Great George Street, S.W.; and Bank of Australasia Chambers, George Street, Sidney, New South Wales
816	1882, May 22	VIDLER, JAMES COLEMAN . . .	Rye and Hastings, Sussex.
418	1876, Jan. 10	VIGERS, ASILEY	4, Frederick's Place, E.C.
268	1871, Dec. 4	VIGERS, EDWARD, JUN.	38, Parliament Street, S.W.
20	1868, Jun. 15	VIGERS, FRANCIS (Vice-President)	4, Frederick's Place, E.C.
498	{ A. '78, Jan. 28 } { F. '83, Nov. 12 }	VIGERS, LESLIE ROBERT . . .	4, Frederick's Place, E.C.
594	{ A. '80, Dec. 13 } { F. '85, Nov. 9 }	VIGERS, MARTIN	52, Queen Victoria Street, E.C.
46	1868, Jun. 15	VIGERS, ROBERT (Member of Council)	4, Frederick's Place, E.C.
1496	1888, Nov. 12	VILLAR, JAMES	1A, Cambray, Cheltenham.
1601	1889, Mar. 4	WACHER, THOMAS	Upper Bridge Street, Canterbury, Kent.
842	1882, Dec. 18	WADE, JOHN	10, Pitt Street, Barnsley.
1618	1889, Apr. 1	WAGSTAFFE, THOMAS ROGERS . .	{ 11, Devonshire Road, Balham, S.W., and 109 Leadenhall Street, E.C.
658	1881, Dec. 19	WAINWRIGHT, CHARLES RAWLINSON	Shepton Mallet, Somerset.
843	1882, Dec. 18	WAINWRIGHT, CHARLES RAW- LINSON, JUN.	{ Shepton Mallet, Somerset.
1631	1889, Nov. 25	WAINWRIGHT, THOMAS TAYLOR .	21, Leigh Street, Liverpool.
1392	1887, May 9	WALCOTT, LYONS RODEN SYMPSON	1, Gray's Inn Place, W.C.
1656	1889, Dec. 9	WALKER, COLONEL DAVID . . .	11, Dale Street, Liverpool.
743	1882, Feb. 13	WALKER, HERBERT	Newcastle Chambers, Angel Row, Nottingham.
1773	1890, Mar. 24	WALKER, JOSHUA	Market Place, Retford, Notts.
659	1881, Dec. 19	WALKER, SAMUEL	22, Moorgate Street, E.C.
1072	1884, Jan. 28	WALL, GEORGE YOUNG	Exchequer Buildings, Durham.
1178	1884, May 19	WALLACE, HENRY	Trench Hall, Gateshead-on-Tyne, Co. Durham.
1455	1888, Feb. 6	WALLINGTON, JOHN ARTHUR BEACH.	{ Basingstoke, Hants.
785	1882, Mar. 27	WALMISLEY, ARTHUR THOMAS .	{ 9, Victoria Street, S.W., and Harbour Board Offices, Dover, Kent.
1828	1890, May 29	WANKLYN, PHILLIP ENDELL . .	Dixton, near Monmouth.
1407	1887, Dec. 19	WARD, DANIEL	{ Hewton, Beerferris, and 8, Courtenay Street Plymouth, Devon.
1724	1890, Feb. 10	WARD, FELIX JOHN	Crowsmoor, Aston-on-Clun, Salop.
1469	1888, Mar. 5	WARD, FRANK	Burnville, Bridestowe, North Devon.

Date of Election
and of Transfer.

FELLOWS.

1	{ A. '83, Dec. 17 } F. '89, Nov. 11 }	WARD, GEORGE	2, Lancaster Place, W.C.
2	1890, May 29	WARD, THOMAS BRYAN	Yatton Court, Kingsland, Herefordshire.
3	1881, Dec. 19	WARE, CHARLES EDWIN	Gandy Street Chambers, Exeter.
4	1884, Apr. 21	WARING, CHARLES EDWARD . .	1, Charles Street, Crockherbtown, Cardiff.
5	1869, Jan. 25	WARING, THOMAS	1, Charles Street, Crockherbtown, Cardiff.
6	1889, Nov. 25	WARNER, HENRY	Faringdon, Alton, Hants.
7	{ A. '69, Mar. 8 } F. '75, Apr. 12 }	WARNER, WILLIAM HENRY . .	130, Mount Street, Grosvenor Square, W.
8	1883, Jan. 29	WATERMAN, JAMES	Ashford, Kent.
9	1884, Feb. 25	WATERMAN, RICHARD	20, Week Street, Maidstone, Kent.
10	{ A. '82, Feb. 13 } F. '87, Mar. 7 }	WATERS, WILLIAM RICHARD . .	33, Marmora Road, Honor Oak, S.E.
11	{ A. '84, Feb. 11 } F. '89, Mar. 4 }	WATKINS, ROBERT ARUNDEL . .	Castle Combe, Chippenham, Wilts.
12	1868, Jun. 15	WATNEY, DANIEL	33, Poultry, E.C.
		(Vice-President)	
13	{ A. '83, May 21 } F. '87, Feb. 21 }	WATNEY, WALTER DANIEL . .	33, Poultry, E.C.
14	1889, Dec. 9	WATSON, ALFRED	60, Queen Victoria Street, E.C.
15	1880, Mar. 1	WATSON, HERBERT EDWARD . .	New Grove, Petworth, Sussex, and Clifton, York.
16	1882, Apr. 24	WATSON, JOHN	Shirburn Castle, Tetsworth, Oxon.
17	1888, Feb. 6	WATT, ALEXANDER	Princetown, Devon.
18	{ A. '76, Dec. 18 } F. '79, Nov. 10 }	WATTS, CHARLES	26, Bedford Row, W.C.
19	1889, Nov. 25	WATTS, WILLIAM JOHN	Town Hall Chambers, King Street, Manchester.
20	1889, Dec. 9	WAY, HENRY JAMES	{ 109, Lower St. James' Street, Newport, Isle of Wight.
21	1872, May 6	WEALL, JOHN	38, High Street, Watford.
22	1884, Jan. 14	WEATHERALL, HENRY	22, Chancery Lane, W.C.
23	1882, Jan. 16	WEAVER, WILLIAM	Town Hall, Kensington, W.
24	1869, Dec. 6	WEBB, GEORGE	Tunstall, Sittingbourne, Kent.
25	1890, Feb. 10	WEBB, WILLIAM	4, High Street, Croydon.
26	1888, Apr. 16	WEBSTER, ALEXANDER	{ 100, Highgate, and 9, Cliff Terrace, Kendal, Westmoreland.
27	1889, Dec. 9	WELCH, FREDERICK WILLIAM . .	168, North Street, Brighton.
28	1881, Dec. 19	WELLSTED, WILLIAM HENRY . .	Manor Street, Hull.
29	1882, Feb. 13	WESTBURY, GEORGE HENRY . .	The Knoll, Andover, Hants.
30	1868, Jul. 20	WESTBURY, GILES	Andover, Hants.
31	1888, Feb. 6	WHALLEY, HENRY SHAW	90, Northgate Street, Chester.
32	1882, Mar. 13	WHARTON, THOMAS GEORGE . .	1, Basinghall Street, E.C.
33	1890, Feb. 10	WHATLEY, FREDERICK ERNEST .	Cirencester.
34	1889, Dec. 9	WHEELER, EDWARD GALTON . .	Alnwick, Northumberland.
35	1885, Apr. 20	WHITAKER, GEORGE	32, Craven Street, W.C.
36	1882, Feb. 13	WHITE, JOHN	Warrington, Lancashire.
37	1890, Mar. 24	WHITE, JOHN	49, London Road, Sevenoaks, Kent.
38	1882, Jan. 16	WHITELEY, CHARLES PERRY . .	82, Queen Street, E.C.
39	1874, Apr. 27	WIDNELL, FREDERICK GRAINGER .	13, Parliament Street, S.W.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1790	1890, Apr. 14	WIGLEY, GEORGE DAVYS EDWARD	Winslow, Bucks.
284	{ A. '70, Feb. 7 } { F. '76, Nov. 13 }	WIGRAM, JOHN	South Collingham, Newark, Notts.
721	1882, Jan. 30	WILKINSON, GEORGE AYS COUGH	7, Poultry, E.C.
1226	1884, Dec. 8	WILKINSON, THOMAS	168, North Street, Brighton.
515	1883, April 2	WILKINSON, WILLIAM	32, Kellett Road, Brixton, S.W.
1242	1885, Jan. 12	WILKS, RICHARD	Little Mongeham, near Deal, Kent.
1766	1890, Mar. 10	WILLIAMS, EDWARD	City Chambers, 82, New Street, Birmingham.
1094	1884, Feb. 11	WILLIAMS, JOHN	Gwernhefin, Bala, North Wales.
378	{ A. '75, Jan. 18 } { F. '90, Feb. 24 }	WILLIAMS, LEONARD JAMES . .	6, Furnival's Inn, Holborn, E.C.
240	1870, May 9	WILLIAMS, STEPHEN WILLIAM .	Rhayader, Radnorshire.
568	{ A. '80, Jan. 19 } { F. '88, Apr. 16 }	WILLIAMS, WILLIAM HERBERT .	Llandaff, Cardiff.
116	1868, Aug. 10	WILLMOT, FRANCIS	6, Waterloo Street, Birmingham.
1593	1889, Feb. 25	WILLMOT, GEORGE DYOTT . . .	6, Waterloo Street, Birmingham.
807	{ A. '82, Apr. 24 } { F. '87, May 9 }	WILLMOT, JOHN	6, Waterloo Street, Birmingham.
1004	1883, Dec. 17	WILSON, SIR JACOB	{ 5, Great George Street, S.W. and Chillingham Alnwick.
662	1881, Dec. 19	WILSON, THOMAS SILK	Albert Square, Manchester.
1150	{ A. '84, Apr. 21 } { F. '88, Mar. 19 }	WINDER, GEORGE ALEXANDER .	{ Escot Estate Office, Fairmile, Ottery St. Mary Devon.
844	1882, Dec. 18	WING, WILLIAM	Caversham, Reading.
48	1868, Jun. 15	WITHALL, RICHARD AUGUSTUS .	29, Great George Street, S.W.
50	1868, Jun. 15	WOOD, FREDERICK	34, Regency Square, Brighton.
1474	1888, Mar. 19	WOOD, JOHN DANIEL	19, Mount Street, W.
1258	1885, Feb. 23	WOOD, WILLIAM	Ifield Court, Crawley, Sussex.
663	1881, Dec. 19	WOODS, HENRY	19 & 20, Walbrook, E.C.
845	1882, Dec. 18	WOODHAMS, JAMES	50 Havelock Road, Hastings.
711	{ A. '82, Jan. 16 } { F. '90, Apr. 14 }	WOODWARD, WILLIAM	7, Duke Street, Adelphi, W.C.
613	1881, Feb. 21	WOOLLEY, REGINALD	{ Silver Street, Lincoln, and South Collingham Newark, Notts.
427	{ A. '76, Feb. 7 } { F. '80, Nov. 8 }	WOOLLEY, THOMAS CECIL SMITH	South Collingham, Newark, Notts.
267	{ A. '71, Nov. 13 } { F. '77, Jan. 29 }	WOOLLEY, WILLIAM EDWARD . .	Loughborough, Leicestershire.
680	{ A. '81, Dec. 19 } { F. '87, Jan. 10 }	WREATHALL, ROBERT T. . . .	{ 30, Walbrook, E.C., and Manor House, Green hill, Harrow.
1200	1884, May 26	WRIGHT, JAMES	Irongate, Derby.
1521	1888, Dec. 10	WRIGHT, THOMAS	Post Office Terrace, Cambridge.
292	1872, Dec. 9	WRIGHT, WILLIAM EDWARD . .	King's Lynn, Norfolk.
283	1872, Apr. 22	WRIGHT, WILLIAM	Wollaton, Nottinghamshire.
1749	1893, Feb. 24	WRIGHTSON, ARTHUR FREDERICK	26, Budge Row, E.C.
722	1882, Jan. 30	WYATT, OLIVER NEWMAN . . .	East Street, Chichester.
1120	1884, Mar. 10	WYLEY, HENRY JAMES	Bridgnorth, Shropshire.
1227	1884, Dec. 8	WYLEY, WILLIAM JOHN	2, School Chambers, Shrewsbury.
430	1876, Feb. 21	YEOMAN, GEORGE DUNDAS . . .	Bedford, Bedfordshire.
1890	1890, May 29	YOUNG, DOUGLAS	62, King William Street, E.C.

Professional Associates.

The names of those Professional Associates who have qualified for the Class by Examination are distinguished thus *

The names of those Professional Associates who have further qualified by Examination for, but have not yet been transferred to, the Class of Fellows, are distinguished thus ¶

Date of Election.

9	1888, Jan. 9	*¶ADKIN, BENIAH WHITLEY . . .	33, Walbrook, E.C.
4	1889, Nov. 25	*ANSCOMBE, ERNEST	Hazelbank, Harpenden, Herts.
0	1885, Dec. 7	*ARNOTT, JOHN	Church Street, Woodbridge, Suffolk.
0	1890, Feb. 24	*ASSITER, HARRY G. . . .	207, Brixton Road, S.W.
8	1887, Dec. 19	*AUSTIN, RICHARD, JUN.. . .	Bishop's Waltham, Hants.
1	1885, Dec. 7	*BAKER, CECIL CAUTLEY. . . .	21, Bedford Row, W.C.
8	1879, Dec. 8	BALDING, ALBERT	Barkway, Herts.
2	1888, Dec. 10	*BALL, JAMES BENJAMIN. . .	{ Engineer's Office, Great Northern Railway, King's Cross, N.
0	1890, Jan. 6	*BALL, WILLIAM ALFRED . . .	Lynton, Brockley Road, Forest Hill, S.E.
1	1884, Feb. 25	BALLARD, WILLIAM WASHINGTON	9, Craig's Court, Charing Cross, S.W.
1	1889, Dec. 9	*BARNES, GEORGE FREDERICK .	34, Great George Street, S.W.
7	1885, Jan. 26	*BARRATT, HARRY. . . .	Middle Street, Stourbridge, Worcestershire.
9	1887, Dec. 19	*BATEMAN, ARTHUR CHARLES .	Oriel House, Witney, Oxon.
2	1881, May 16	BEADEL, HENRY GRANT	97, Gresham Street, E.C.
4	1889, Feb. 25	*BELCHER, EDWARD JOHN . .	Wantage, Berks.
2	1889, Dec. 9	*BELLINGHAM, ARCHIBALD TURNER	3, Gwyder Gardens, Swansea.
2	1884, Nov. 10	*¶BENSON, ROBERT ALAN . . .	Duchy of Cornwall Office, Liskeard, Cornwall.
3	1875, Feb. 1	BIDWELL, SHELFORD	Estates Office, Drayton Manor, Tamworth.
3	1885, Dec. 7	*BLUNDELL, HARRY	Cauldon Place, Shelton, Stoke-upon-Trent.
8	1884, May 5	BLUNT, HERBERT ARTHUR SCAWEN	Bell Street, Reigate, Surrey.
9	1884, May 5	BOND, FREDERICK GEORGE . . .	Old Bank House, Ipswich.
6	1882, Dec. 18	*BOOTH, JOHN FREDERICK . . .	25, Windle Street, St. Helen's, Lancashire.
1	1886, Dec. 6	*BOUSFIELD, EDWIN VAUGHAN	{ 99, Gresham Street, E.C.
		DAVENPORT	
23	1888, Dec. 10	*BOWER, ARTHUR WENTWORTH	{ Broxholme, Scarborough.
		CHIVERS	
24	1888, Dec. 10	*BRADY, RALPH HOLLINSHED . .	17, Warren Street, Stockport, Cheshire.
33	1889, Dec. 9	*BRIDGFORD, LEO APPLETON . .	28, Cross Street, Manchester.
74	1887, Feb. 21	*BRIGGS, JOHN	London County Council, Spring Gardens, S.W.
78	1884, Jan. 28	BROWN, ALEXANDER	Home Farm, Hothfield, Ashford.
34	1889, Dec. 9	*BROWN, ARTHUR MACDONALD .	Tring, Herts.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
847	1882, Dec. 18	BROWN, WILLIAM ARTHUR . .	146, Goswell Road, E.C.
1410	1887, Dec. 19	*BROWN, WILLIAM EDWARD . .	Reading Villa, Denmark Road, Watford, Herts.
944	1888, May 21	BUCKLAND, WILLIAM THOMAS . .	9, Whitehall Place, S.W.
1691	1890, Jan. 6	*BULBECK, GEORGE	{ Commanding Royal Engineer's Office, South Camp, Aldershot, Hants.
1411	1887, Dec. 19	*BUSHELL, HENRY	1, Finsbury Circus, E.C.
1412	1887, Dec. 19	*BUSS, FLEETWOOD GEORGE } WILLIAM.	{ 37, South Hill Park, Hampstead, N.W.
1160	1884, May 5	BUTTERWORTH, JOSIAH	Mansfield, Notts.
1333	1886, Dec. 6	*CALLENDAR, WILLIAM JACKSON	Post Office, Maryborough, Queensland, Australia
1334	1886, Dec. 6	*CAMPBELL, COLIN	Bretby, near Burton-on-Trent.
799	1882, Apr. 24	CARD, HENRY	North Street, Lewes, Sussex.
249	1870, Dec. 12	CARDALL, FREDERIC WILLIAM . .	9, Whitehall Place, S.W.
1413	1887, Dec. 19	*CARTER, ALFRED PRESLEY . .	2, Steele's Road, Haverstock Hill, N.W.
1352	1887, Jan. 10	*CARTER, FRANK WELLINGTON . .	The Cloisters, Eton College, Windsor.
1497	1888, Nov. 12	*CAVE, BASIL SHILLITO	Queensberry House, Richmond, Surrey.
1572	1889, Jan. 28	*CHALCRAFT, HENRY TERRELL . .	11, Dowgate Hill, E.C.
1006	1888, Dec. 17	CHAPMAN, VAUGHAN GODFREY } St. JOHN	{ 82, Queen Street, E.C.
1525	1888, Dec. 10	*CHENEY, EDWIN JOHN	Daydon Lodge, Bruton, Somerset.
1121	1884, Mar. 10	CHESTER, WILLIAM RICHARD . .	39, New Broad Street, E.C.
1526	1888, Dec. 10	*CHILD, EDMUND HERBERT . . .	Copley Wood, near Halifax, Yorkshire.
1112	1884 Feb. 25	CHRISTY, ARCHIBALD ERNEST . .	{ 30, Great St. Helen's, E.C., and Boynton Hall Chelmsford, Essex.
426	1876, Feb. 7	CLAYDEN, WALTER	6, Moorgate Street, E.C.
1285	1885, Dec. 7	*COALES, HERBERT GEORGE . .	{ Market Harborough Local Board Offices, Market Harborough.
1665	1889, Dec. 9	*COLBOURN, HENRY JAMES . . .	Estate Office, Woolhampton Farm, Reading.
1202	1884, May 26	COLLIER, ARTHUR CHARLES . . .	Estate Office, Somerset Terrace, Duke's Road, W.C.
1414	1887, Dec. 19	*COLLINGHAM, J. CYRIL LEES . .	19, Mount Street, W.
826	1882, Dec. 4	*COLLINS, MARCUS E.	61, Old Broad Street, E.C.
1831	1890, May 29	*COLLYER, DANIEL WILLIAM . .	The Rock, Leek Wootton, Warwick.
320	1874, Jan. 5	COOKE, WILLIAM GEORGE	35, Walbrook, E.C.
747	1882, Feb. 13	COWPER, RICHARD WILLIAM . . .	81, High Street, Sittingbourne, Kent.
222	1870, Jan. 10	CRAWLEY, WILLIAM JEEVES . . .	Sayesbury, Sawbridgeworth, Herts.
615	1881, Mar. 21	CRESSWELL, JOHN THEODORE } ROSS	{ 9, Whitehall Place, S.W.
1335	1886, Dec. 6	*CROSLAND, WALTER	Estate Office, Buscot Park, Faringdon, Berks.
891	1883, Feb. 12	CROSS, JOHN	80, Cheapside, E.C.
1548	1889, Jan. 14	*CROUCH, JAMES LEONARD . . .	Cheriton, The Ridgeway, Enfield.
537	1879, Mar. 17	CUDLIPP, WILLIAM	33, Poultry, E.C.
877	1888, Jan. 29	CUMBERBATCH, CARLTON PARRY .	9, Whitehall Place, S.W.

P. O.	Date of Election.	PROFESSIONAL ASSOCIATES.	
45	1883, May 21	DAFFARN, THOMAS ALFRED . .	6, Spring Gardens, S.W.
28	1882, Jan. 30	DANSIE, FREDERICK CROWN . .	51, Long Lane, Smithfield, E.C.
66	1889, Dec. 9	*[DARCH, JOHN	74, Sarsfeld Road, Balham, S.W.
07	1883, Feb. 26	DASH, ROLAND ASHFORD . .	9, Whitehall Place, S.W.
99	1875, Apr. 26	DASHWOOD, FREDERICK LOFTUS	Kirtlington, Oxford.
27	1888, Dec. 10	*DAVEY, HENRY THOMAS . .	34, Cambridge Gardens, Hastings.
48	1882, Dec. 18	DAVID, EDMUND USSHER . .	Llandaff, near Cardiff.
08	1883, Dec. 17	DAWSON, WALTER HENRY . .	65, King Street, Manchester.
10	1883, Dec. 17	DEMETRIADI, THOMAS MARSDEN	28, John William Street, Huddersfield.
67	1889, Dec. 9	*[DENDY, WILLIAM COOPER . .	46, Fordwych Road, Brondesbury, N.W.
28	1888, Dec. 10	*DIXON, FRANCIS EDWARD . .	{ Local Board Offices, Bamber Bridge, Walton-le-Dale, near Preston.
15	1887, Dec. 19	*DONE, JOHN JAMES	45, Lincoln's Inn Fields, W.C.
748	1882, Feb. 13	DREW, ALLEN	80, Cheapside, E.C.
92	1890, Jan. 6	*DUDLEY, EDGAR	37, Thornhill Road, Barnsbury, N.
229	1884, Dec. 8	*DUNNING, BERNARD SIMON . .	41, Claverton Street, S.W.
529	1888, Dec. 10	*EAGLAND, WILLIAM FRANCIS .	Didecot, Berks.
202	1869, Jun. 28	EASTON, EDWARD	9, Delahay Street, S.W.
011	1883, Dec. 17	ELLIS, CHARLES GODWIN . .	2 & 3, Abchurch Yard, E.C.
365	1887, Jan. 24	*[ELLIS, RALPH STAPLES . .	69, Palace Gardens Terrace, Kensington, W.
667	1881, Dec. 19	ELWELL, WILLIAM HENRY . .	{ Surveyor's Office, Great Northern Railway, King's Cross, N.
047	1884, Jan. 14	EVANS, TOM AUGUSTUS JOHN .	3, Old Palace Yard, S.W.
416	1887, Dec. 19	*EVE, HERBERT TRUSTRAM . .	2, St. Paul's Square, Bedford.
549	1889, Jan. 14	*[EVES, WILLIAM LIONEL . .	Milton House, Uxbridge.
170	1869, Feb. 8	FAWCETT, JAMES POGUE . . .	29, Fleet Street, E.C.
609	1881, Feb. 7	FEW, HARRY GARRARD . . .	3, Upper Richmond Road, Putney, S.W.
1128	1884, Mar. 10	FITNESS, JOHN FRANCIS . . .	80, Cheapside, E.C.
916	1883, April 2	FLETCHER, GEORGE RIVERS . .	10A, Old Broad Street, E.C.
749	1882, Feb. 13	FLINT, WILLIAM HURST . . .	Lincoln's Inn Fields (corner of Serle Street), W.C.
1775	1890, Mar. 24	*FORSTER, WALTER HILL . .	Queen Street, Tombland, Norwich.
1531	1888, Dec. 10	*[FOSTER, FRANK	37, Gower Street, W.C.
1124	1884, Mar. 10	FULLER, THOMAS ALFRED . .	The College, All Saints', Derby.
751	1882, Feb. 13	FURBER, HENRY AUBREY . . .	42, Marlborough Hill, N.W.
1693	1890, Jan. 6	*GALSWORTHY, VINCENT SOMERS.	8, Queen's Gate, Hyde Park, W.
702	1882, Jan. 16	GARROD, HERBERT JAMES . .	Bell Street, Reigate, Surrey.
1294	1886, Jan. 11	*GIBBON, WILLIAM JACOME . .	36, Great James Street, Bedford Row, W.C.
522	1873, Dec. 9	GIBSON, WALTER MATTHEW . .	Privy Purse Office, Buckingham Palace, S.W.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
1668	1889, Dec. 9	*GIDDY, OSMAN HORTON	121, Pall Mall, S.W.
1886	1887, Mar. 21	*GOLIGHTLY, CHARLES HUGH	Shipton Moyne Rectory, Tetbury, Gloucestershire.
956	1888, May 25	GORE, WILLIAM JOLL	105, Regent Street, W.
1096	1884, Feb. 11	GOW, JAMES	9, Whitehall Place, S.W.
979	1883, Nov. 12	GRANT, HARRY GRÆME	{ Surveyor's Office, Great Western Railway, Paddington, W.
1669	1889, Dec. 9	*GRANT, JOSEPH	88, Lansdown Road, Croydon.
1012	1888, Dec. 17	GREEN, JAMES HENRY TOWNSEND	22, Chancery Lane, W.C.
1418	1887, Dec. 19	*GREEN, THOMAS JOHN	1, Surrey Villas, Sevenoaks, Kent.
1220	1884, Dec. 8	*GREENOF, EDWARD	74, Bonham Road, Brixton Rise, S.W.
1592	1888, Dec. 10	*GRIMES, RALPH FEARON	{ Thurleigh House, 6, Nightingale Lane, Clapham Common, S.W.
1076	1884, Jan. 28	GRIMWADE, HENRY	Colchester, Essex.
1727	1890, Feb. 10	*GROVER, ARTHUR	East Lynn, Woodberry Down, N.
1550	1889, Jan. 14	*GUNTER, JAMES	Estate Office, Glasbury, Radnorshire.
1670	1889, Dec. 9	*HADLEY, FRANK	44, Western Hill, Durham.
1231	1884, Dec. 8	*HALKYARD, WILLIAM REDFORD	Oakfield Styal Road, Wilmslow, Cheshire.
1179	1884, May 19	HALL, CHARLES PELL	Euston, Thetford, Norfolk.
1295	1886, Jan. 11	*HALL, WILLIAM TIMOTHY	Talbot Chambers, Shrewsbury.
1339	1886, Dec. 6	*HALTON, HARRY RUSSELL	High Road, Lower Tottenham, N.
770	1882, Feb. 27	HAMILTON, JOHN PAYNTER	64 and 65, Coleman Street, E.C.
1419	1887, Dec. 19	*HARDING, FREDERICK ALLCROFT	5, Waterloo Place, S.W.
1671	1889, Dec. 9	*HARDY, TEMPLE	"Glenhurst," Trinity Road, Tulse Hill, S.W.
614	1881, Feb. 21	HARPER, EDGAR JOSIAH	{ Estate Office, London County Council, Spring Gardens, S.W.
1551	1889, Jan. 14	*HASKINS, WILLIAM ALBION	51, Bromfelde Road, Clapham, S.W.
1672	1889, Dec. 9	*HASLAM, DRYLAND, JUN.	Warren House, Caversham, Reading.
1673	1889, Dec. 9	*HEAD, JOHN GEORGE	7, Upper Baker Street, N.W.
1287	1885, Dec. 7	*HEBBLETHWAITE, CHAS. HENRY	Manor Drive, Free School Lane, Halifax, Yorkshire.
1014	1883, Dec. 17	HEBDEN, GEORGE RADCLIFFE	66, Cannon Street, E.C.
598	1880, Dec. 13	HEDGER, ARTHUR CONSTANTINE	80, Cheapside, E.C.
1573	1889, Jan. 28	*HENDERSON, HARRY GILBERT	Dunholme, The Park, Cheltenham.
1353	1887, Jan. 10	*HENDERSON, RICHARD	Portland Estate Office, Kilmarnock.
928	1883, April 16	HENRY, EDWARD HUGH	63, High Street, Clapham, S.W.
850	1882, Dec. 18	HEWITT, WILLIAM	Ivy Lodge, Aylestone Hill, Hereford.
948	1883, May 21	HICKS, STANLEY	10, Lincoln's Inn Fields, W.C.
1674	1889, Dec. 9	*HIGGINS, GEORGE	12, Finchley Road, St. John's Wood, N.W.
1015	1883, Dec. 17	HINCHLIFFE, JOHN, JUN.	Bullhouse Hall, Penistone, Sheffield.
1180	1884, May 19	HODSOLL, WILLIAM, JUN.	Farningham, Kent.
908	1883, Feb. 26	HOLBECH, EMILIAN HENRY	43, Church Gate, Loughborough.
879	1883, Jan. 29	HOLMES, JAMES THOMAS	97, Gresham Street, E.C.
1595	1889, Feb. 25	*HOMAN, HUBERT FRANKLIN	146 and 147, Eastgate, Rochester, Kent.

Date of Election. PROFESSIONAL ASSOCIATES.

1	1884, May 19	HOOPER, ALFRED FREDERICK .	1, Laura Villas, London Road, Andover, Hants.
2	1888, Jan. 23	*HOOPER, CECIL HENRY . . .	Pains Hill Park, Cobham, Surrey.
3	1884, Jan. 14	HOPKINS, EDWIN	9, Whitehall Place, S.W.
4	1883, Jan. 15	HOWELL, ERNEST JOHN . . .	116, Cromwell Road, S.W.
5	1883, Dec. 17	HUSKINSON, THOMAS WILLIAM .	Epperstone Manor, Nottingham.
6	1882, Dec. 18	INGRAM, HENRY LAW	97, Gresham Street, E.C.
7	1879, Nov. 24	JESSETT, CHARLES	62, Old Broad Street, E.C.
8	1870, Jan. 24	JOHNSTON, ANDREW	97, Gresham Street, E.C.
9	1887, Dec. 19	*JOHNSTON, WALTER HENRY .	County Offices, Auditors' Department, Preston.
0	1888, Feb. 20	*JONAS, HARRY MARSHALL . .	Brooklands Avenue, Cambridge.
1	1887, Feb. 21	*JONAS, SAMUEL MARSHALL . .	39, New Broad Street, E.C.
2	1889, Apr. 1	*JONES, FREDERICK HERBERT .	Normanhurst, Ealing, W.
3	1881, Dec. 19	JONES, THOMAS	15, Great George Street, S.W.
4	1883, Dec. 17	JORDAN, GEORGE HENRY . . .	16, Whitehall Place, S.W.
5	1886, May 17	*JULL, WILLIAM VINCENT . . .	"Westerdale," Mowbray Road, Upper Norwood.
6	1889, Dec. 9	*KAYE, EDWARD PERCIVAL . . .	Grove Hall, Wakefield.
7	1884, May 5	KEELING, GILBERT	2, Tckenhouse Buildings, Lothbury, E.C.
8	1883, Jan. 29	KEER, WILLIAM	35, Walbrook, E.C.
9	1884, Jan. 28	KERR, ARTHUR HERBERT . . .	Blake Street, York.
0	1887, Mar. 21	*KING, WILLIAM ISAAC	The Grange, Highgate, N.
1	1883, Jan. 14	*LAMBART, GODFREY CHARLES .	27, Chancery Lane, W.C.
2	1876, Apr. 3	LEE, GEORGE CANSFIELD	North Eastern Railway, York.
3	1887, Jan. 10	*LEE, JOHN WILFRID	Vestry Hall, Hampstead, N.W.
4	1884, Apr. 21	LIGHTFOOT, JOHN GEORGE . . .	9, Whitehall Place, S.W.
5	1884, May 5	LOFTS, HENRY FAIRLAM	130, Mount Street, W.
6	1884, May 19	LOVESAY, WILLIAM	4, Frederick's Place, E.C.
7	1884, Mar. 10	LOW, ROBERT JOHN	Cumberland Road, St. Albans, Herts.
8	1887, Jan. 10	*LOWE, CHARLES ROBERT	95, Park Street, Grosvenor Square, W.
9	1877, May 14	LUCAS, JOSEPH	21, Defoe Road, Tooting Graveney, S.W.
0	1889, Dec. 9	*LUMLEY, JULIAN ARTHUR . . .	22, St. James' Street, S.W.
1	1884, May 26	LYNCH, JAMES HENRY	302, Regent Street, W.
2	1884, Apr. 21	MCCALLUM, PETER SERVICE . . .	Midland Railway, Derby.
3	1886, May 3	*MADDOX, CHARLES RALPH . . .	9, Warwick Court, Gray's Inn, W.C.
4	1889, Jan. 14	*MANN, ROBERT BAGSHAW . . .	Townfield, Hayes, Middlesex.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.
1555	1889, Jan. 14	*MARTIN, HEBER GAMBLING . . . Highfield House, Littleport.
1533	1888, Dec. 10	*MARTIN, THOMAS Strasburg House, London Road, St. Alban's.
1677	1889, Dec. 9	*MASON, CHARLES WILLIAM HAYLEY } Surveyor's Office, South Eastern Railway, London Bridge, S.E.
1308	1886, Feb. 22	*MEAD, JOHN HENRY Tregothnan, Truro, Cornwall.
1447	1888, Jan. 23	*MEIROSE, FRANK 4, Whitehall, S.W.
1145	1884, Apr. 21	MERRETT, JAMES. 9, Whitehall Place, S.W.
497	1878, Jan. 28	MESTON, JOSEPH FYFE 50, Parliament Street, S.W.
752	1882, Feb. 13	MILNES, ROBERT, JUN. 333, Oxford Street, W.
1232	1884, Dec. 8	*MIXER, EDWARD 7, Keith Grove, Uxbridge Road, W.
1534	1888, Dec. 10	*MORGAN, ALFRED WALKER } Engineer-in-Chief's Office, Survey Department, Spence Telegraph and Railway Station, Mel- bourne, Australia.
1127	1884, Mar. 10	MOSS, THOMAS WALTER. 21, Doughty Street, W.C.
965	1883, May 25	*MOYES, JOHN HELENUS 26, Trinity Street, Cambridge.
1678	1889, Dec. 9	*MUIR, JAMES Royal Agricultural College, Cirencester.
1556	1889, Jan. 14	*NOCKOLDS, MARTIN CHARLES } HUBERT Saffron Walden, Essex.
1128	1884, Mar. 10	NORRIS, EDWARD JAMES 9, Whitehall Place, S.W.
1557	1889, Jan. 14	*NORTON, GEORGE PERCY The Mount, Parkhill Road, Croydon.
781	1882, Mar. 13	PAGE, THOMAS GOWLAND 57, Coleman Street, E.C.
966	1883, May 25	*PAIN, JAMES Borough, Micheldever, Hants.
1535	1883, Dec. 10	*PALAMOUNTAIN, JOSEPH WILLIAM Corra, Whitechurch, Salop.
1679	1889, Dec. 9	*PARRIS, CHARLES JOHN 121, Pall Mall, S.W.
1422	1887, Dec. 19	*PARRY, RICHARD 17, Parliament Street, S.W.
1376	1887, Feb. 21	*PATERSON, ANDREW THOMPSON 4, Hamilton Place, Totton, Southampton, Hants.
402	1875, May 10	PAYNE, WILLIAM PERCY Holmesdale, The Park, Nottingham.
857	1882, Dec. 18	PEACE, ALFRED LINDLEY Thorne, Doncaster.
1146	1884, Apr. 21	PEARCE, FREDERICK WILLIAM 9, Whitehall Place, S.W.
1167	1884, May 5	PEARCE, WILLIAM JOHN 4, Frederick's Place, E.C.
1357	1887, Jan. 10	*PELHAM-CLINTON, HUBERT ED- } WARD Moor Court, Stroud, Gloucestershire.
1341	1886, Dec. 6	*PERKINS, WALTER FRANK Portswood House, Southampton, Hants.
1389	1887, Apr. 18	*PERKS, SYDNEY Soho Lodge, Wandsworth Common, S.W.
1184	1884, May 19	PERRERS, HARRY WILSON 8, Argyll Place, Regent Street, W.
1078	1884, Jan. 28	*PETRE, ROBERT GEORGE Springfield, Chelmsford, Essex.
1021	1883, Dec. 17	PEWTRESS, HERBERT WILMS- } HURST 22, Chancery Lane, W.C.
1129	1884, Mar. 10	PHILLIPS, GEORGE CAWKWELL Mildmay Road, Chelmsford, Essex.
1079	1884, Jan. 28	PHILLIPS, JOHN HENRY 130, Mount Street, Berkeley Square, W.
1448	1888, Jan. 23	*PHILLIPS, WILLIAM DEARLOVE High Wycombe, Bucks.
1342	1886, Dec. 6	*PHYSICK, WALTER FREDERICK 95, Park Street, Grosvenor Square, W.

P. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
22	1883, Dec. 17	POWELL, HUBERT JOHN . . .	St. Swithun's, Lewes, Sussex.
43	1886, Dec. 6	*PRATER, THOMAS HERBERT . .	Basingstoke, Hants.
36	1888, Dec. 10	*PRESTON, SAMUEL DAVID . . .	Park Farm Office, Woburn, Bedfordshire.
05	1884, May 26	PRICE, THOMAS WILLIAM . . .	59, Fenchurch Street, E.C.
99	1884, Feb. 11	PRIDHAM, JOHN LAWRENCE . . .	Paignton, South Devon.
80	1889, Dec. 9	*PUCKRIDGE, PERCIVAL MARTIN .	Haybrook, Oare, near Marlborough, Wilts.
94	1890, Jan. 6	*PUNCHARD, FREDERICK BURT . .	39, Stanhope Road, Darlington.
89	1885, Dec. 7	*RAND, JOHN	Estate Agency Offices, Haverhill, Suffolk.
01	1882, Apr. 24	REX, CHARLES WILLIAM . . .	1, Stanhope Terrace, Regent's Park, N.W.
81	1883, Jan. 29	RIGDEN, CHARLES FURNER . . .	The Pines, Maybury Heath, Woking, Surrey.
53	1882, Feb. 13	ROBERTS, CHARLES GORDON . . .	42, New Broad Street, E.C.
23	1876, Jan. 24	ROBERTS, Q. CHARLES	2, South Square, Gray's Inn, W.C.
54	1882, Feb. 13	ROBEY, ROBERT	Oaklands, East Tytherley, near Romsey, Hants
23	1887, Dec. 19	*ROBINSON, ALFRED WHITMORE .	37, Brown Street, Manchester.
25	1882, Jan. 30	ROBINSON, JAMES THOMAS . . .	7, John Street, Adelphia, W.C.
03	1882, Apr. 24	ROBINSON, MARTIN CATLIN . . .	Oakley Hall, Bishop's Stortford.
81	1889, Dec. 9	*ROPER, JOHN SIMPSON	32, Market Place, Lancaster.
30	1884, Mar. 10	ROSE, EDWARD JOSEPH	1, Narham Road, Oxford.
81	1884, Jan. 28	ROSS, DAVID JAMES	Surveyors' Office, Guildhall, E.C.
95	1890, Jan. 6	*ROWLEY, WILLIAM TAYLOR . . .	Histon, Cambridge.
09	1883, Feb. 26	RYDE, CHARLES BERTRAM . . .	29, Great George Street, S.W.
24	1883, Dec. 17	SABIN, JOSEPH HENRY	16, Whitehall Place, S.W.
33	1884, Dec. 8	*SADLER, GEORGE WILLIAM, Jun.	Duchy of Lancaster Office, Lancaster Place, W.C.
24	1887, Dec. 19	*SALT, REGINALD NOWELL . . .	Quarry Place, Shrewsbury.
82	1889, Dec. 9	*SAMPSON, WILLIAM	Beauchief Abbey, near Sheffield.
71	1883, May 25	*SATCHELL, CHARLES	San José, Costa Rica, Central America.
28	1890, Feb. 10	*SATCHELL, HERBERT ARNOLD . .	3, Verulam Buildings, Gray's Inn, W.C.
96	1890, Jan. 6	*SAUNDERS, CHARLES HERBERT .	3, St. George's Terrace, Gloucester Road, S.W.
17	1884, Apr. 21	SAUNDERS, SAMUEL BROWN . . .	{ Estate Office, L. & S. W. Ry., Waterloo Station, S.E.
18	1884, Apr. 21	SCARLETT, HARRY	Downland, Uckfield, Sussex.
67	1883, Jan. 15	SCAMMELL, THOMAS	14, John Street, Bristol.
29	1890, Feb. 10	*SELBY, FRANK	3, Staple Inn, Holborn, W.C.
34	1884, Dec. 8	*SELBY, JOHN BASELEY	Atherton Hall, Leigh, near Manchester.
72	1880, Feb. 16	SEXBY, JOHN JAMES	London County Council, Spring Gardens, S.W.
49	1884, Jan. 14	SHACKLE, EDWARD NEILD	Holmbury, Hayes, Middlesex.
25	1887, Dec. 19	*SHAW, ARTHUR	{ Ramsden Estate Offices, Railway Street, Huddersfield.
19	1884, Apr. 21	SHERRY, NATHANIEL	49, Fenchurch Street, E.C.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
824	1883, Dec. 4	SIMMONS, WILLIAM ANKER	Henley-on-Thames.
1082	1884, Jan. 28	SKEWIS, EDWIN	11, Barrowgate Road, Chiswick, W.
858	1882, Dec. 18	SKINGLE, ALFRED	29, Fleet Street, E.C.
1050	1884, Jan. 14	SLADE, ISAAC	96, Queen Street, E.C.
598	1879, Mar. 17	SMITH, GEORGE CECIL	{ 81, Bondgate, Darlington, Durham, and 16, Whitehall Place, S.W.
152	1868, Nov. 9	SMYTH, EDWARD	{ 9, Whitehall Place, and 52, Wiltshire Road Brixton, S.W.
		<i>(Professional Associate of Council)</i>	
868	1883, Jan. 15	STACEY, WILLIAM	80, Cheapside, E.C.
1697	1890, Jan. 6	*STAINTON, FRANCIS CHARLES	69, Ondine Road, East Dulwich, S.E.
911	1883, Mar. 19	STENNING, PERCY HAINES	4, Abchurch Yard, E.C.
710	1882, Jan. 16	STEVENSON, FREDERICK J.	4, Frederick's Place, E.C.
828	1882, Dec. 4	STOWER, JOSEPH	29, Fleet Street, E.C.
415	1875, Dec. 13	STRUTT, THE HON. EDWARD } GERALD }	Whitelands, Hatfield Peverel, Chelmsford, Essex.
		<i>(Professional Associate of Council)</i>	
1578	1889, Feb. 11	*STUCKÉ, WILLIAM HENRY	3, Berwick Street, South Belgravia, S.W.
1235	1884, Dec. 8	*STURGE, THEODORE	34, Corn Street, Bristol.
1296	1886, Jan. 11	*STURGESS, JOHN MOORE	Penshurst Park, near Tunbridge, Kent.
1708	1890, Jan. 27	*STURLEY, ARTHUR DYSON	6, Willow Bridge Road, Canonbury, N.
1427	1887, Dec. 11	*SWETENHAM, HENRY	Kerry, Montgomeryshire.
756	1882, Feb. 13	SWINSCOW, HAROLD EDWIN	2, Streatham Hill, S.W.
605	1882, Apr. 24	TARLETON, ROGER	4, Market Street, Northwich, Cheshire.
212	1869, Jul. 26	TAYLOR, GEORGE	{ Hillside House, Turner's Hill, Crawley, Sussex, and 17, Abchurch Lane, E.C.
806	1882, Apr. 24	THEOBALD, HENRY	{ 87, Finsbury Pavement, and High Road (opposite Town Hall), Leyton, E.
1027	1883, Dec. 17	THOMPSON, ALFRED	{ Estate Department, South Eastern Railway, London Bridge, S.E.
669	1883, Jan. 15	THORNTON, WILLIAM HENRY	{ Castle Keep, Reigate, Surrey, and The Surveyor- General's Department, Ceylon.
1100	1884, Feb. 11	THURGOOD, ERNEST CHARLES	27, Chancery Lane, W.C.
1537	1888, Dec. 10	*TILLY, HUBERT DOUGLAS	9, Craufurd Rise, Maidenhead, Berks.
592	1880, Dec. 13	TROLLOPE, HENRY CHARLES	7, Hobart Place, S.W.
1131	1884, Mar. 10	TRUMPER, JOHN ALFRED	23, Lincoln's Inn Fields, W.C.
1052	1884, Jan. 14	TUDOR, EDWARD CHARLES BU- CHANAN }	West House, Booth Ferry Road, Goole, York- shire.
1394	1887, May 23	*TURNER, PERCY	7, Lower Brook Street, Ipswich, Suffolk.
1698	1890, Jan. 6	*TYLER, JAMES WILLIAM	Elm Villa, Trinity Road, Upper Tooting, S.W.
1168	1884, May 5	UDNY, AUGUSTUS CHARLES	142, Springfield Road, Brighton.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
1596	1889, Feb. 25	*VALE, HENRY	146, St. Mark's Road, Wolverhampton.
1208	1884, May 26	VIGERS, SIDNEY	18, Abingdon Street, S.W.
1464	1888, Feb. 20	*WADE, HENRY	10, Pitt Street, Barnsley.
1699	1890, Jan. 6	*WAIN, GEORGE SPARROW	58, Woodstock Road, Bedford Park, Chiswick, W.
576	1880, Mar. 1	WALKER, LEON VICTOR	Summerhill Road, West Green Road, N.
1028	1883, Dec. 17	WALLIS, JOHN DAVID	37, Brown Street, Manchester.
1426	1887, Dec. 19	*WARTON, WILFRED	{ Thurlow Villa, Bolingbroke Grove, Wandsworth Common, S.W.
1030	1883, Dec. 17	WATERER, CLARENCE	Dover House, Chertsey, Surrey.
1751	1890, Feb. 24	WATSON, GEORGE	21, Parliament Street, S.W.
1236	1884, Dec. 8	*WATSON, JAMES BRUCE	Brightwell, Tetsworth, Oxon.
1290	1885, Dec. 7	*WATSON, JOHN, JUN.	Wentbridge Lodge, Pontefract, Yorkshire.
1539	1888, Dec. 9	*WATSON, RICHARD	Fore Street, Kingsbridge, Devon.
1540	1888, Dec. 9	*WEBB, FREDERIC NOEL	Streetly Hall, Linton, Cambs.
1031	1883, Dec. 19	WELLS, EDWARD OGBOURN	9, Whitehall Place, S.W.
1169	1884, May 5	WELLS, WILLIAM HOWLEY	Estate Office, Evershot, Dorset.
930	1883, April 16	WESTON, GEORGE	177, Harrow Road, Paddington, W.
941	1883, April 30	WESTON, JOSEPH AURELIUS	83, High Street, Bedford.
1429	1887, Dec. 19	*WHALLEY, FREDERICK HERBERT	{ 98, Church Street, Birkenhead, and 37, Pepper Street, Chester.
1430	1887, Dec. 19	*WHEELER, CHARLES TREVOR OGLE	{ 186, Earl's Court Road, S.W.
1440	1888, Jan. 9	*WIGHT, NORMAN	Las Palmas, Grand Canary.
860	1882, Dec. 18	WILCOCKS, FREDERICK C.	87, Iverson Road, West Hampstead, N.W.
861	1882, Dec. 18	WILLIAMS, TOM	Estate Agency Office, Clarence Street, Staines.
442	1876, Apr. 8	WILLIAMS, WILLIAM WELSBY	Farnham, Surrey.
1038	1884, Jan. 23	WILLOUGHBY, CHARLES WILLIAM	22, Chancery Lane, W.C.
1449	1888, Jan. 23	*WILSON, WILLIAM EDWARD	{ St. Andrew's Chambers, Albert Square, Man- chester.
589	1879, Mar. 17	WOOD, HENRY	97, Gresham Street, E.C.
1358	1887, Jan. 10	*WOOLNOUGH, JOHN WILLIAM	Gladstone Villa, Beamsley Road, Eastbourne.
1558	1889, Jan. 14	*WORDLEY, ALEXANDER GEORGE	110, Marlborough Road, Chelsea, S.W.
1431	1887, Dec. 19	*WORTHINGTON, JAMES SCOTT	4, Frederick's Place, E.C.
595	1880, Dec. 13	WRIGHT, THOMAS HAWKINS	Lundy Island, viâ Instow, North Devon.
599	1881, Jan. 10	YOUNG, ANDREW	London County Council, Spring Gardens, S.W.
524	1878, Dec. 9	YOUNG, MORGAN HENRY	17, Southampton Street, Bloomsbury Square, W.C

Associates.

Date of Election.

1876, Mar. 20	ACLAND, SIR THOMAS DYKE, BART.	} Killerton, Exeter.
1880, Dec. 13	BANKES, JOHN ELDON	4, Elm Court, Temple.
1888, May 14	BARNES, GEORGE FREDERICK .	{ Northumberland Chambers, Northumberland Avenue, W.C.
1868, Jul. 27	BARRY, JOHN WOLFE (Associate of Council)	23, Delahay Street, S.W.
1875, Dec. 13	BATTEN, JOHN WINTERBOTHAM	3, Harcourt Buildings, Temple.
1879, Feb. 3	BEALE, JAMES SAMUEL	28, Great George Street, S.W.
1869, Feb. 22	BIDDER, GEORGE PARKER, Q.C.	3, Paper Buildings, Temple.
1875, Feb. 1	BIRCH, ROBERT WILLIAM PEREGRINE	} 5, Queen Anne's Gate, S.W.
1890, Jan. 6	BOULGER, GEORGE EDWARD SIMONDS	} 18, Ladbroke Grove, Notting Hill, W.
1868, Jun. 23	BRAMWELL, SIR FREDK. JOSEPH, BART., F.R.S.	} 5, Great George Street, S.W.
1887, Dec. 5	BRISTOWE, ARTHUR LYNN . . .	6, Crown Office Row, Temple.
1884, Feb. 11	BUND, JOHN W. WILLIS. . . .	3, Stone Buildings, Lincoln's Inn, W.C.
1890, May 29	CADELL, GEORGE	14, Canning Road, Addiscombe, Surrey.
1869, Jul. 26	CARLISLE, WILLIAM THOMAS . .	8, New Square, Lincoln's Inn, W.C.
1871, Feb. 13	CASTLE, EDWARD JAMES, Q.C. .	8, King's Bench Walk, Temple.
1876, Nov. 13	CLARKE, DANIEL	Easton Street, High Wycombe, Bucks.
1883, Dec. 17	CLARKE, SIR EDWARD, Q.C., M.P.	5, Essex Court, Temple.
1883, Dec. 17	CLODE, WALTER	3, Harcourt Buildings, Temple.
1886, Dec. 6	CLUTTON, HUBERT SPENCER . .	9, Whitehall Place, S.W.
1885, Jan. 12	CRIPPS, CHARLES ALFRED, Q.C.	2, Mitre Court Buildings, Temple.
1888, April 16	DETHRIDGE, FRANK	Vestry Hall, Harrow Road, Paddington, W.
1888, April 30	DRUCE, SAMUEL BENJAMIN LARGE	9, Old Square, Lincoln's Inn, W.C.
1887, May 9	ELTON, CHARLES ISAAC, Q.C., M.P.	} 23, Cranley Place, Onslow Square, S.W., and 33, Chancery Lane, W.C.
1869, Feb. 22	FOWLER, SIR JOHN	2, Queen Square Place, S.W.
1886, Jan. 11	FREAM, WILLIAM	The College of Agriculture, Downton, Wilts.
1878, Feb. 11	FREEMAN, GEORGE MALLOWS . .	11, King's Bench Walk, Temple.
1878, Mar. 11	FRESHFIELD, EDWIN	5, Bank Buildings, E.C.
1876, Mar. 20	FRESHFIELD, WILLIAM DAWES . .	5, Bank Buildings, E.C.

Date of Election.

ASSOCIATES.

1890, Feb. 24	GAYTON, CHARLES	Much Hadham, near Ware, Herts.
1879, Apr. 28	GEPP, CHARLES BRAMSTON OSBORNE	Chelmsford, Essex.
1874, Feb. 16	GOLDNEY, GABRIEL PRIOR . .	Remembrancer's Office, Guildhall, E.C.
1869, Jan. 11	GRANTHAM, RICHARD BOXALL .	{ Northumberland Chambers, Northumberland Avenue, W.C.
1874, Jan. 5	GRANTHAM, RICHARD FUGE . .	{ Northumberland Chambers, Northumberland Avenue, W.C.
1890, Mar. 24	GRAY, JAMES	6, New Square, Lincoln's Inn, W.C.
1881, Dec. 19	GROVES, WILLIAM	28, Great George Street, S.W.
1880, Dec. 13	GULLY, WILLIAM COURT, Q.C., M.P.	{ Farrar's Buildings, Temple.
1881, Dec. 19	HALSEY, EDWARD JOSEPH . .	9, Drayton Gardens, South Kensington, S.W.
1882, Mar. 27	HAMILTON, HENRY BEST HANS .	1, Brick Court, Temple.
1884, May 5	HAMOND, THOMAS ASTLEY HORACE	{ 62, Lincoln's Inn Fields, W.C.
1881, Dec. 19	HEAD, JOHN MERRICK	Reigate, Surrey.
1875, Dec. 13	HIGGIN, WILLIAM HOUSMAN, Q.C.	32, St. Ann Street, Manchester.
1887, Jan. 24	HUDSON, ALFRED ARTHUR . .	5, Paper Buildings, Temple.
1880, Dec. 13	JAMES, SIR HENRY, Q.C., M.P..	1, New Court, Temple.
1885, Jan. 12	JONGH, JOHN ISIDORE DE . .	San José, Costa Rica, Central America.
1887, May 26	KINCH, EDWARD	Royal Agricultural College, Cirencester.
1873, April 21	KING, WILLIAM	Gas Office, Duke Street, Liverpool.
1874, Feb. 2	LEDGARD, FREDERICK THOMAS DURELL, Q.C.	{ 1, Temple Gardens, Temple.
1874, Feb. 16	LITTLER, RALPH DANIEL MAKIN- SON, Q.C., C.B.	{ 4, Temple Gardens, Temple.
1869, Mar. 8	LOTT, JOSEPH	19, Great George Street, S.W.
1888, Mar. 5	LUARD, MAJOR-GEN. CHARLES EDWARD, R.E.	{ Ightham Knoll, near Sevenoaks, Kent.
1874, Feb. 16	MARRIOTT, THE RIGHT HON. SIR WILLIAM THACKERAY, Q.C., M.P.	{ 6, Crown Office Row, Temple.
1886, Dec. 6	MARSHALL, FREDERICK	3, Harcourt Buildings, Temple.
1879, Jan. 6	MEYSEY-THOMPSON, ALBERT CHILDERS	{ 41, Parliament Street, S.W.; and 1, King's Bench Walk, Temple.
1888, Nov. 12	MOULTON, JOHN FLETCHER, Q.C.	11, King's Bench Walk, Temple, E.C.
1882, Dec. 18	MUNTON, FRANCIS KERRIDGE .	95A, Queen Victoria Street, E.C.
1869, Feb. 23	PHILBRICK, FREDK. ADOLPHUS, Q.C.	Lamb Building, Temple.
1888, Mar. 19	POLLARD, EDWARD HUTCHINSON	3, Elm Court, Temple.

<i>Date of Election.</i>	<u>ASSOCIATES.</u>	
1884, Feb. 11	POPE, SAMUEL, Q.C.	38, Parliament Street, S.W.
1887, Jan. 24	POTTER, WILLIAM, Q.C.	5, Paper Buildings, Temple.
1886, Jan. 11	PROCTER, FOSTER WILFRED	36, Lincoln's Inn Fields, W.C.
1871, Feb. 27	QUICK, JOSEPH, JUN.	29, Great George Street, S.W.
1868, Nov. 9	REES, JOHN CHARLES	13, Great George Street, S.W.
1885, Jan. 26	RICKARDS, ARTHUR GEORGE	11, King's Bench Walk, Temple.
1882, Jan. 16	RIGG, HERBERT ADDINGTON	9, King's Bench Walk, Temple.
1883, April 2	RYDE, WALTER CRANLEY	1, Brick Court, Temple.
1884, Dec. 8	SCOTT, THE HON. HENRY ROBERT	Belvoir Castle, Grantham, Lincolnshire.
1889, Feb. 11	SETH-SMITH, ARCHIBALD	Silvermere, Cobham, Surrey.
1888, Apr. 30	SETH-SMITH, FREDERICK	The Lodge, Upton Gray, Winchfield, Hants.
1886, Apl. 12	SHOPPEE, GERALD AUGUSTINE	7, Furnival's Inn, E.C.
1879, Apr. 28	SLADEN, ST. BARBE	1, Delahay Street, S.W.
1879, Apr. 28	SMITH, LUMLEY, Q.C.	4, Paper Buildings, Temple.
1884, Jan. 14	STATHAM, WILLIAM ARNOLD	12, King's Bench Walk, Temple, and 38, Parliament Street, S.W.
1882, Jan. 16	STEPHENS, PEMBROKE S., Q.C.	1, Plowden Buildings, Temple.
1886, May 3	STEVENS, WILLIAM RICHARD	6, St. Thomas Street, S.E.
1875, Jan. 4	STRUTT, THE HON. FREDERICK	Milford House, Derby.
1877, Dec. 10	SUTTON, HENRY	Farrar's Building, Temple.
1888, Mar. 5	TAYLOR, JOHN HERBERT	5, Great George Street, S.W.
1880, Dec. 13	THOMAS, HUBERT	Watford, Herts.
1887, Jan. 10	VENNING, JOHN JAMES EDG- COMBE	} Devonport.
1885, May 18	WARREN, REGINALD AUGUSTUS	99, Great Russell Street, W.C.
1876, Nov. 27	WEBSTER, SIR RICHD. EVERARD, Q.C., M.P.	} 2, Pump Court, Temple.
	(Associate of Council)	
1884, May 26	WELLS, ALFRED DODD	Sotwell Hill, Wallingford, Berks.
1886, May 17	WHEELER, THOMAS WHITTEN- BURY, Q.C.	} 4, Crown Office Row, Temple.
1871, Feb. 13	WHITE, FREDERICK MEADOWS, Q.C.	
		4, Paper Buildings, Temple, and 42, Sussex Gardens, Hyde Park, W.
1873, Jan. 27	WHITE, THOMAS JENNINGS	8, Whitehall Place, S.W.
1876, Dec. 18	WILL, JOHN SHIRESS, Q.C., M.P.	2, Garden Court, Temple.
1875, May 15	WINCKWORTH, LEWIS	31, Abingdon Street, S.W.
1870, Jan. 10	WING, THOMAS TWINING	1, Cromwall Road, West Brighton.
1882, Dec. 18	WOOLF, SIDNEY, Q.C.	7, King's Bench Walk, Temple.

*Passed
Preliminary
Examination.**Students.*

1888	ABRAMS, BENJAMIN PERCY . .	48, Maida Vale, W.
1889	ARNOLD, ARTHUR HARRIS . .	Hamtledon, Hants.
1890	ATKINSON, EDWARD CROSSLEY .	Hill House, Thurlow, Suffolk.
1887	AYLEN, CECIL HUGH . . .	104, Guildford Street, Russell Square, W.C.
1888	BARCLAY, THOMAS	Lonsdale House, Moseley, Birmingham.
1887	BEADEL, MAURICE FREDERICK .	97, Gresham Street, E.C.
1890	BERRY, GUY	Burton House, Wandsworth Common, S.W.
1889	BOWDEN, ERNEST NEWTON . .	Wansbeck House, Stretford, near Manchester.
1890	BOWDEN, JOHN FRIENDSHIP . .	33, Haldon Road, St. David's, Exeter.
1890	BRADSHAW, HARRY GREAVES . .	26, Demesne Road, Alexander Park, Manchester.
1888	BRIGHTMAN, HERBERT EDWARD	Edward Street, Sheerness-on-Sea, Kent.
1889	BRINKWORTH, ROBERT EDWIN .	Sheldon Lodge, Chippenham, Wilts.
1889	BROOKE, JOHN CHRISTIAN . .	Kirkby Villa, Cricklewood, N.W.
1889	BROWN, GEORGE TURVILL . . .	15, Cheyne Gardens, Chelsea, S.W.
1888	BUCKLAND, HERRERT TUDOR . .	Oaklands, Augusta Road, Moseley, Birmingham.
1889	BUCKLAND, SIDNEY CRAWFORD .	Windsor, Berks.
1890	CARR, THOMAS EDMUND . . .	Moor Monkton Rectory, York.
1888	CHURCH, LEONARD RONALDSON .	Rokesly, Middle Lane, Hornsey, N.
1888	COBHAM, GEORGE WILLIAM . . .	3, Edwin Street, Gravesend.
1890	COOKE, LIONEL	20, New Bridge Street, E.C.
1889	COOPER, JOHN HANKS, JUN. . .	195, Parrock Street, Gravesend.
1890	CRANSTON, JOHN HUNTER . . .	Swainshill, near Hereford.
1890	CRASKE, ROBERT GERALD . . .	Beverley Road, Colchester, Essex.
1888	CROOKES, CHARLES REGINALD .	Melrose, Church Road, Richmond, Surrey.
1890	DEBENHAM, FREDERICK KERSEY	Ivy Lodge, Attleborough, Norfolk.
1889	DEBENHAM, HUGH	80, Cheapside, E.C.
1890	DRUCE, EDRIC	Royal Agricultural College, Cirencester.
1890	DUCHESNE, MARTIN COLLIER .	{ 2, Fairycroft Terrace, Audley Road, Saffron Walden.
1889	EAGER, EDWARD HENRY . . .	The Lower Close, Norwich.
1890	ELGAR, WALTER ROBINSON . . .	Crockshard, Wingham, Kent.
1890	EVERED, GILLIEBRAND ELWIN .	The Firs, Clarence Road, Clapham Park, S.W.
1890	EVERETT, ARTHUR SHERMAN . .	Berry, Totnes, Devon.

*Passed
Preliminary
Examination.*

STUDENTS.

1890	FINN, FRED	2, Serpentine Road, Sevenoaks, Kent.
1889	FINN, HERBERT ARCHIBALD . .	10, Market Square, Bromley, Kent.
1889	FLEETWOOD, GEORGE SPALDING .	388, Camden Road, N.
1890	FLETCHER, HERBERT PHILLIPS .	{ Anglebay, Woodchurch Road, West Hampstead, N.W.
1889	FOSTER, JAMES HERBERT FUR- MEDGE	{ 33, Poultry, E.C.
1889	FRANKLIN, BENJAMIN BELGROVE .	Holly Walk, Luton, Beds.
1889	GAILEY, JAMES HAMILTON . . .	Dunster House, Hornsey Lane, N.
1889	GARROD, ARTHUR EDWIN . . .	1, Park Hill, Richmond, Surrey.
1890	GILBERT, JOHN SAINSBURY . . .	Granville, Mill Hill Park, Acton, W.
1888	GOVER, WILLIAM BRAMWELL . . .	80, Widmore Road, Bromley, Kent.
1889	GRAY, PERCY WILLIAM	4, Arundel Villas, Station Road, Cambridge.
1889	GREEN, EDMUND HORACE	28 and 29, St. Swithin's Lane, E.C.
1890	GREEN, FREDERICK ALGERNON . .	28 and 29, St. Swithin's Lane, E.C.
1888	HAMPTON, GEORGE FREDERICK WILLIAM	{ Woodfield, Putney Hill, S.W.
1890	HANKINSON, FRANCIS HENRY . .	Eastbury, Bournemouth, Hants.
1890	HARRISON, ERNEST WIVELSFIELD	Bugbrooke Rectory, Weedon, Northamptonshire.
1888	HAYWARD, FREDERICK GEORGE . .	St. Stephen's, Godwyn Road, Dover.
1889	HEDGER, RALPH W. AHIER . . .	Manor House, Islip, Northamptonshire.
1889	HODSON, FREDERICK WALKER . . .	Pontefract Waterworks, Pontefract.
1890	HOLIDAY, PERCY CAVE	Bicester, Oxon.
1889	HULBERT, FRANK	Entry Hill House, Bath.
1890	JARMAN, FRANK WILMOT	4, High Street, Croydon.
1890	JOHNSON, BERNARD MARR	3, Sussex Square, W.
1890	KING, WALTER NIKE	17, Akeman Street, Tring, Herts.
1890	KNOWLES, ALFRED MILLINGTON .	Colston Bassett, Bingham, Notts.
1888	LAWLEY, FREDERICK WILLIAM . .	165, Strand, W.C.
1888	LEANING, HENRY JOHN	60, Holland Road, Brixton, S.W.
1889	LEANING, WILLIAM ARTHUR . . .	Curragh Camp, Kildare.
1889	LONG, EDGAR WALLIS	11, Dowgate Hill, E.C.
1890	MARGETTS, JOHN HERBERT . . .	Ashberry House, Warwick.
1890	MARTYN, WALTER NORTH	Tower House, Poole, Dorsetshire.

*Passed
Preliminary
Examination.*

STUDENTS.

1890	MELLOR, JAMES FREDERICK . . .	100, St. James's Street, Brighton.
1889	MORRIS, RICHARD PERCIVAL . . .	Hartlands, Forbis Green Road, East Finchley.
1888	MORTER, SIDNEY PELHAM . . .	Phoenix Villa, Forest Lane, Essex.
1889	NICE, GEORGE SAVELL . . .	Downhill House, Bridge Sollars, near Hereford.
1887	NOCKOLDS, ALFRED GEORGE . . .	Saffron Walden, Essex.
1888	OAKLEY, CHRISTOPHER PERCIVAL . . .	10, Waterloo Place, S.W.
1890	OGLIVIE, JOHN PETTITT . . .	Elmswood, Marlborough, Wilts.
1890	OUVRY, PETER ARNOLD . . .	East Acton, London, W.
1889	PALMER, PHILIP SEPTIMUS MILLS . . .	Cottishall, Norwich.
1889	PAYNE, HARRY GEORGE . . .	67, Down's Road, Clapton, E.
1889	PETTY, WILLIAM PARRY . . .	21, Sussex Street, Winchester.
1889	POTTER, HERBERT GEORGE . . .	Gardnor House, Hampstead, N.W.
1890	PRESTON, LEONARD RONALD . . .	26, Fellows Road, South Hampstead, N.W.
1888	PRICE, MATTHEW BURN . . .	Lymore, Croydon Road, Beckenham, Kent.
1890	PUNCHARD, CHARLES BATES . . .	Underley Estate Office, Kirkby Lonsdale.
1890	RAFFETY, HERBERT WILLIAM . . .	Fairholme, High Wycombe, Bucks.
1889	ROBINS, PHILIP SEYMOUR . . .	79, Alexander Road, South Hampstead, N.W.
1889	ROGERS, PERCY WILBEN . . .	78, Gloucester Road, South Kensington, S.W.
1890	SCOTT, ARCHIBALD LACY . . .	Bury St. Edmund's, Suffolk.
1890	SCOTT, THOMAS . . .	West Ham Vicarage, London, E.
1888	SEDGWICK, RUPERT WILLIAM . . .	The Stalls, Worcester.
1887	SMITH, JAMES . . .	8, Oxford Street, High Wycombe.
1890	SOUTTER, ERNEST . . .	The Paddocks, Guildford.
1889	SQUIRE, GERALD ROBERT . . .	Glenthorne, Ellesmere Park, Eccles, Manchester.
1890	STAPLEDON, ERNEST ALLEN . . .	Royal Agricultural College, Cirencester.
1888	SUMMERFIELD, JOSEPH CHARLES . . .	Stafford Villa, Garlies Road, Forest Hill, S.E.
1890	SYMONS, BENJAMIN HENRY . . .	Bridge Town, Totnes, Devon.
1890	TEMPLE, FREDERICK WILSON . . .	27, Sandgate Road, Folkestone, Kent.
1889	THIRTLE, JOHN . . .	The Elms, Banstead Road, Ewell.
1890	THORPE, JOHN HOMAN . . .	10, Market Square, Bromley, Kent.
1889	TUCKETT, PERCIVAL FOX . . .	The Hall, Wainfleet, Lincolnshire.
1888	VERITY, ERNEST GEORGE . . .	38, Cathcart Road, S.W.

*Passed
Preliminary
Examination.*

STUDENTS.

1890	WALKER, FRANCIS WILLIAM.	. Plas Grove, Hooton, Cheshire.
1890	WALKINGTON, FRANCIS JOHN	. Greythorne, Kingstown, Ireland.
1889	WEBSTER, HUGH CALTHROP.	. 97, Gresham Street, E.C.
1890	WELLS, WILLIAM HENRY . .	. 14, Girdler's Road, West Kensington, W.
1890	WHITAKER, ERNEST VICTOR	. Wandsworth Lodge, Upper Tooting, Surrey.
1889	WINDLEY, HENRY CHADWICK	. 212, Mansfield Road, Nottingham.
1890	YEO, FREDERICK	. Okehampton, Devon.
1890	YOUNG, THOMAS JOHN . . .	. Breckon Hill, Hexham, Northumberland.

NOTE.—To ensure the regular transmission of the Papers and Notices, it is particularly requested that any changes of address be communicated at once to the Secretary.

Members of the Institution who have Passed the Fellowship Examination.

*ADKIN, BENIAH WHITLEY.
 ARCH, ARTHUR JOSEPH EDWIN.
 BEARD, EDWIN THOMAS.
 BEDELLS, CHARLES HERBERT.
 BENSON, ROBERT ALAN.
 BIRCH, WALTER DE HOUGHTON.
 BONTOR, FRANK ARTHUR.
 BUCKLAND, ALFRED VIRGOE.
 BURROWS, ALFRED JOHN.
 *DARCH, JOHN.
 DAY, WILLIAM, JUN.
 *DENDY, WILLIAM COOPER.
 DICKSON, THOMAS ARTHUR.
 DREW, HENRY ALBAN.
 ELLIS, HERBERT MOATES.
 *ELLIS, RALPH STAPLES.
 *EVES, WILLIAM LIONEL.
 *FOSTER, FRANK.
 GIBB, WILLIAM PASHLEY.
 GODFREY, ROBERT.
 HANSELL, REGINALD GODDARD.
 *HARDY, TEMPLE.
 *HASLAM, DRYLAND. JUN.
 HASLUCK, LANCELOT GERALD.
 HODGE, LEONARD PERCIVAL.
 HORNE, WILLIAM EDGAR.
 JOHNSON, HENRY.
 *JONES, FREDERICK HERBERT.
 *JONAS, HARRY MARSHALL.
 JONES, HENRY ARTHUR.

KING, ALFRED.
 *LAMBERT, GODFREY CHARLES.
 MASSIE, FRANK.
 MAXWELL, FRANCIS WILLIAM.
 *MELROSE, FRANK.
 MICHELMORE, ALFRED (*Special Forestry Certificate*, 1890).
 MILLWARD, ISAAC.
 *MIXER, EDWARD.
 MOORE, HAROLD EDWARD.
 NORTH, GEORGE FREDERIC.
 *PAIN, JAMES.
 *PARRY, RICHARD.
 PAULL, ALAN.
 PETO, JAMES WINDER.
 PILDITCH, PHILIP EDWARD (*Special Sanitary Science Certificate*, 1890).
 ROLLESTON, WILLIAM GUSTAVUS STANHOPE.
 ROODS, ALFRED.
 RUNDLE, EDWARD COLLINS.
 SADLER, GEORGE WILLIAM, JUN.
 SILCOCK, THOMAS BALL.
 SMITH, FRANK WILLIAM.
 SMITH, WILLIAM.
 TIFFEN, JOHN HENRY.
 TREADWELL, HENRY JOHN.
 VERNON, ARTHUR.
 VERNON, WALTER LIBERTY.

* Those to whose names a star is affixed, have passed the Fellowship Examination, but have not yet been transferred to the Class.

Members of the Institution who have Passed the Professional Associateship Examination.†

ADKIN, BENIAH WHITLEY.	BULBECK, GEORGE.
ANSCOMBE, ERNEST.	BURROWS, ALFRED JOHN.
ARCH, ARTHUR JOSEPH EDWIN.	BUSHELL, HENRY.
ARNOTT, JOHN (<i>Special Prize</i> , 1885).	BUSS, FLEETWOOD GEORGE WILLIAM.
ASSITER, HARRY G.	CALENDAR, WILLIAM JACKSON.
AUSTIN, RICHARD, JUN.	CAMPBELL, COLIN.
BAKER, CECIL CAUTLEY.	CARTER, ALFRED PRESLEY.
BALL, JAMES BENJAMIN.	CARTER, FRANK WELLINGTON.
BALL, WILLIAM ALFRED.	CAVE, BASIL SHILLITO.
BARNES, GEORGE FREDERICK.	CHALCRAFT, HENRY TERRELL.
BARRATT, HARRY.	CHENEY, EDWIN JOHN.
BATEMAN, ARTHUR CHARLES.	CHILD, EDMUND HERBERT.
BEARD, EDWIN THOMAS.	COALES, HERBERT GEORGE.
BELLINGHAM, ARCHIBALD TURNER.	COLBOURN, HENRY JAMES (<i>Special Forestry Certificate</i> , 1890).
BENSON, ROBERT ALAN (<i>Bracketted Special Prize</i> , 1884).	COLLINGHAM, J. CYRIL LEES.
BIRCH, WALTER DE HOGHTON.	COLLINS, MARCUS E.
BEDELLS, CHARLES HERBERT.	COLLYER, DANIEL WILLIAM.
BELCHER, EDWARD JOHN.	CRAWTER, JOHN, JUN.
BIRKETT, TOM.	CROSLAND, WALTER.
BLUNDELL, HARRY.	CROUCH, JAMES LEONARD.
BONTOR, FRANK ARTHUR.	DARCH, JOHN.
BOOTH, JOHN FREDERICK.	DAVEY, HENRY THOMAS.
BOUSFIELD, EDWIN VAUGHAN DAVENPORT.	DAY, WILLIAM, JUN.
BOWER, ARTHUR WENTWORTH CHIVERS.	DENDY, WILLIAM COOPER (<i>Special Prize</i> , 1889).
BRADY, RALPH HOLLINSHED.	DICKSON, THOMAS ARTHUR.
BRIDGFORD, LEO APPLETON.	DIXON, FRANCIS EDWARD (<i>Special Prize</i> , 1888).
BRIGGS, JOHN.	DONE, JOHN JAMES (<i>Driver Prize</i> , 1887).
BROWN, ARTHUR MACDONALD (<i>Driver Prize</i> , 1889).	DREW, HENRY ALBAN.
BROWN, WILLIAM EDWARD.	
BUCKLAND, ALFRED VIRGOE.	

† This list does not include the names of those who have passed the Examination but have not yet joined the Institution.

Members who have Passed the Professional Associateship Examination—continued.

DUDLEY, EDGAR.	HOOPER, CECIL HENRY.
DUNNING, BERNARD SIMON.	JOHNSON, HENRY.
EAGLAND, WILLIAM FRANCIS.	JOHNSTON, WALTER HENRY.
ELLIS, HERBERT MOATES.	JONAS, HARRY MARSHALL (<i>Institution Prize, 1887</i>).
ELLIS, RALPH STAPLES.	JONAS, SAMUEL MARSHALL.
EVE, HERBERT TRUSTRAM.	JONES, FREDERICK HERBERT.
EVES, WILLIAM LIONEL.	JONES, HENRY ARTHUR.
FORSTER, WALTER HILL.	JULL, WILLIAM VINCENT.
FOSTER, FRANK.	KAYE, EDWARD PERCIVAL.
GALSWORTHY, VINCENT SOMERS.	KING, ALFRED.
GIBB, WILLIAM PASHLEY.	KING, WILLIAM ISAAC.
GIBBON, WILLIAM JACOMB (<i>Driver Prize, 1885</i>).	LAMBERT, GODFREY CHARLES.
GIDDY, OSMAN HORTON.	LEE, JOHN WILFRID.
GODFREY, ROBERT.	LOWE, CHARLES ROBERT.
GOLIGHTLY, CHARLES HUGH.	LUMLEY, JULIAN ARTHUR.
GRANT, JOSEPH.	MADDOX, CHARLES RALPH.
GREEN, THOMAS JOHN.	MANN, ROBERT BAGSHAW.
GREEN, THOMAS JOSEPH.	MARTIN, HEBER GAMBLING (<i>Institution Prize, 1888</i>).
GREENOP, EDWARD.	MARTIN, THOMAS.
GRIMES, RALPH FEARON.	MASON, CHARLES WILLIAM HAYLEY.
GROVER, ARTHUR.	MASSIE, FRANK.
GUNTER, JAMES.	MAXWELL, FRANCIS WILLIAM.
HADLEY, FRANK.	MEAD, JOHN HENRY.
HALKYARD, WILLIAM REDFORD.	MELROSE, FRANK.
HALL, WILLIAM TIMOTHY (<i>Institution Prize, 1884</i>).	MILLWARD, ISAAC.
HAITON, HARRY RUSSELL.	MIXER, EDWARD.
HANSELL, REGINALD GODDARD.	MOORE, HAROLD EDWARD.
HARDING, FREDERICK ALLCROFT.	MORGAN, ALFRED WALKER.
HARDY, TEMPLE.	MOYES, JOHN HELENUS.
HASKINS, WILLIAM ALBION.	MUIR, JAMES (<i>Institution Prize, 1889</i>).
HASLAM, DRYLAND, JUN.	NOCKOLDS, MARTIN CHARLES HUBERT.
HASLUCK, LANCELOT GERALD.	NORTON, GEORGE PERCY.
HEAD, JOHN GEORGE.	PAIN, JAMES.
HEBBLETHWAITE, CHARLES HENRY.	PALAMOUNTAIN, JOSEPH WILLIAM.
HENDERSON, HARRY GILBERT.	PARRIS, CHARLES JOHN.
HENDERSON, RICHARD.	PARRY, RICHARD.
HIGGINS, GEORGE.	PATERSON, ANDREW THOMPSON.
HILLIARD, GEORGE EDWARD.	PAULL, ALAN.
HODGE, LEONARD PERCIVAL.	PELHAM-CLINTON, HUBERT EDWARD.
HOMAN, HUBERT FRANKLIN.	

Members who have Passed the Professional Associateship Examination—continued.

- PERKINS, WALTER FRANK (*Special Prize*, 1886).
 PERKS, SYDNEY.
 PETRE, ROBERT GEORGE.
 PHILLIPS, WILLIAM DEARLOVE (*Special Prize*, 1887).
 PHYSICK, WALTER FREDERICK (*Institution Prize*, 1886).
 PILDITCH, PHILIP EDWARD.
 PRATER, THOMAS HERBERT.
 PRESTON, SAMUEL DAVID.
 PUCKRIDGE, PERCIVAL MARTIN.
 PUNCHARD, FREDERICK BURT.
 RAND, JOHN.
 ROBINSON, ALFRED WHITMORE.
 ROLLESTON, WM. GUSTAVUS STANHOPE (*Institution Prize*, 1883).
 ROODS, ALFRED (*Driver Prize*, 1886).
 ROPER, JOHN SIMPSON.
 ROWLEY, WILLIAM TAYLOR.
 RUNDLE, EDWARD COLLINS.
 SADLER, GEORGE WILLIAM, JUN.
 SALT, REGINALD NOWELL.
 SAMPSON, WILLIAM.
 SATCHELL, CHARLES (*Special Prize*, 1884).
 SATCHELL, HERBERT ARNOLD.
 SAUNDERS, CHARLES HERBERT.
 SELBY, FRANK.
 SELBY, JOHN BASELY (*Bracketted Special Prize*, 1883).
 SHAW, ARTHUR.
- SMITH, FRANK WILLIAM (*Driver Prize*, 1888).
 STANTON, FRANCIS CHARLES.
 STUCKÉ, WILLIAM HENRY.
 STURGE, THEODORE.
 STURGESS, JOHN MOORE.
 STURLEY, ARTHUR DYSON.
 SWETENHAM, HENRY.
 TIFFEN, JOHN HENRY (*Institution Prize*, 1885).
 TILLY, HUBERT DOUGLAS.
 TREADWELL, HENRY JOHN (*Driver Prize*, 1883).
 TURNER, PERCY.
 TYLER, JAMES WILLIAM.
 VALE, HENRY.
 WADE, HENRY.
 WAIN, GEORGE SPARROW.
 WARTON, WILFRED.
 WATSON, JAMES BRUCE.
 WATSON, JOHN, JUN.
 WATSON, RICHARD.
 WEBB, FREDERIC NOEL.
 WEBB, JONAS MARSHALL.
 WHALLEY, FREDERICK HERBERT.
 WHEELER, CHARLES TREVOR OGLE.
 WIGHT, NORMAN.
 WILSON, WILLIAM EDWARD.
 WOOLNOUGH, JOHN WILLIAM.
 WORDLEY, ALEXANDER GEORGE.
 WORTHINGTON, JAMES SCOTT.

Members Transferred since the publication of the January List from the Class of Professional Associates to that of

Fellows—

AYRES, CHARLES PRYOR . . .	52, High Street, Watford, Herts.
BROWNE, FLINT	73, Cheapside, E.C.
BRUCE, ROBERT KNIGHT. . .	{ Mentmore Estate Office, Leighton Buzzard, Bucks.
BURROWS, ALFRED JOHN . . .	41, Bank Street, Ashford, Kent.
CROFTS, EWAN NEVILLE . . .	Leadenham, Grantham, Lincolnshire.
ELLIS, HERBERT MOATES . . .	29, Fleet Street, E.C.
FREEMAN, SYDNEY	28, Queen Street, E.C.
GREEN, THOMAS JOSEPH . . .	28 and 29, St. Swithin's Lane, E.C.
HARVEY, JOHN JAMES SAYER .	Canterbury, Kent.
HENDERSON, HENRY ARTHUR .	28, Finsbury Pavement, E.C.
HILLIARD, GEORGE EDWARD .	Chelmsford, Essex.
MAXWELL, FRANCIS WILLIAM .	29, Princess Street, Manchester.
NORRIS, WALTER HENRY . . .	60, Fore Street, Hertford.
OWEN, THOMAS HENRY . . .	Haverfordwest, Pembrokeshire.
REX, FRANCIS HERBERT . . .	311, Kentish Town Road, N.W.
ROWLANDSON, CHRISTOPHER .	The College, Durham.
RUNDLE, EDWARD COLLINS . .	Bedford Office, Tavistock, Devon.
SHAW, JOHN, JUN.	The College, All Saints', Derby.
SMITH, FRANK WILLIAM . . .	Beauchamp Hill, Milverton, Leamington.
WILLIAMS, LEONARD JAMES . .	6, Furnival's Inn, Holborn, E.C.
WOODWARD, WILLIAM	7, Duke Street, Adelphi, W.C.

Members who have Died since the publication of the January List.

Fellows—

BROWN, WILLIAM.		Tring, Herts.
MASON, WILLIAM LUDLAM		The High Holme, Louth, Lincolnshire.
PATERSON, ROBERT		10, Hanover Street, Edinburgh.
THOMPSON, EDWARD JAMES.		Timperley, Manchester.
WAISTELL, WILLIAM.		Barnard Castle, Durham.

Professional Associate—

*IVIMEY, ALFRED		74. Lavender Hill, S.W.
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Provincial Committees.

JULY 1st, 1890.

(A.) NORTHERN COUNTIES COMMITTEE.

Chairman.

FREDERICK PUNCHARD, Underley Estate Office, Kirkby Lonsdale,
Westmoreland.

ARMSTRONG, THOMAS JOHN	14, Hawthorn Terrace, Newcastle.
BAINBRIDGE, ROBERT STAGG	Keverstone, near Staindrop, Durham.
BIRKETT, TOM	Foxton House, Penrith, Cumberland.
BOLAM, WILLIAM THOMAS	Cross House, Westgate Road, Newcastle.
BOWMAN, JOHN JAMES	32, English Street, Carlisle.
BRYDON, ROBERT	The Dene, Seaham Harbour, Durham.
CLARK, NATHANIEL	Beamish Park, Chester-le-Street, co. Durham.
CURRY, HENRY JOHN	58, High Street, Stockton-on-Tees.
EADE, ARTHUR WILLOUGHBY } FRENCH }	Feethams, Darlington.
HAYTON, JOSEPH WILLIAM	Devonshire Chambers, Carlisle.
HEDLEY, JOHN HUNT	55, John Street, Sunderland.
HEDLEY, THOMAS FENWICK	Sunderland.
HEDLEY, THOMAS FENWICK, JUN.	Sunderland.
HESKETT, WILLIAM JAMES	24, King Street, Penrith, Cumberland.
HOLME, JOHN	Owlet Ash, Milnthorpe, Westmoreland.
HUDSON, JAMES	Penrith, Cumberland.
MINTER, WILLIAM	81, Bondgate, Darlington.
PARMETER, FRANK	South View House, West Parade, Newcastle.
POTTS, JOSEPH, JUN.	North Cliff, Roker, Sunderland.
RICHARDSON, GEORGE	5, Lonsdale Street, Carlisle.
RODHAM, JOHN	16, Finkle Street, Stockton-on-Tees.
ROWLANDSON, CHRISTOPHER	The College, Durham.
SAMPLE, CHARLES HERBERT	Matfen, near Newcastle.
SAMPLE, THOMAS	Bothal Castle, Morpeth, Northumberland.
SAMPLE, WILLIAM COLLINGS	Bothal Castle, Morpeth, Northumberland.
SCARTH, WILLIAM T.	Raby Castle, Darlington.
STANLEY-DODGSON, STANLEY } DICKENSON }	Estate Office, Somerset House, Whitehaven, Cumberland.
TAYLOR, JOHN WILLIAM	33, Westgate Road, Newcastle.

TOMLINSON, THOMAS . . .	Estate Office, Alnwick Castle.
WALL, GEORGE YOUNG . . .	Exchequer Buildings, Durham.
WALLACE, HENRY . . .	Trench Hall, Gateshead-on-Tyne.
WEBSTER, ALEXANDER . . .	100, Highgate, Kendal, Westmoreland.
WHEELER, EDWARD GALTON . .	Swansfield House, Alnwick.
WILSON, SIR JACOB. . .	Chillingham, Alnwick.

Total, 35 Members.

(B.) COUNTIES PALATINE COMMITTEE.

Chairman.

JACOB WILSON FAIR, Haigh Hall, Wigan, and 8, Winckley Street, Preston.

ADDIE, PETER	30, Winckley Square, Preston.
BAILEY, LEONARD	Estate Office, Scorton, Garstang.
BANCROFT, HENRY	83, Moseley Street, Manchester.
BECKWITH, HENRY LANGTON . .	9, Cook Street, Liverpool.
BERTWISTLE, JAMES	1, Tackett's Street, Blackburn.
BOWDEN, JOHN	14, Ridgefield, Manchester.
BRADY, CHARLES ALDIS	17, Warren Street, Stockport.
BRIDGFORD, ERNEST JAMES . .	28, Cross Street, Manchester.
BRIDGFORD, COL. ROBERT, C.B.	28, Cross Street, Manchester.
CAMPBELL, HENRY HUNTER . .	Sutton Hall, St. Helen's.
CROSS, JOHN	77, King Street, Manchester.
CROSS, WILLIAM HASLAM . . .	77, King Street, Manchester.
DAVIES, JOHN	Mollington, Chester.
DORNING, ELIAS	Manchester.
EAGLE, WILLIAM	77, King Street, Manchester.
EVANS, CHARLES LEE	Norton Hill, Runcorn, Cheshire.
FAIR, JAMES STRETTON	4, Winckley Street, Preston.
FAIR, THOMAS	Estate Offices, Lytham.
FLETCHER, THOMAS.	Dukenhalgh, Clayton-le-Moors, near Accrington.
FOWLER, HENRY	8, King Street, Manchester.
HANSON, AMOS	35, Church Street, St. Helen's.
HARDING, JOSEPH	49, Lune Street, Preston.
HARGRAVES, STEPHEN	{ St. Andrew's Chambers, Albert Square, Man- chester.
HOLDEN, JOHN	64, Cross Street, Manchester.

HOLMES, JAMES	23, Delamere Street, Ashton-under-Lyne.
JACKSON, CHARLES	25, Brazennose Street, Manchester.
KIRBY, EDMUND	5, Cook Street, Liverpool.
LANCASTER, CHARLES HOLLAND	York Buildings, 14, Dale Street, Liverpool.
LARMUTH, GEORGE HORATIO . .	18, King Street, Manchester.
LINAKER, CHARLES EDWARD . .	Frodsham, Chester.
LINAKER, HENRY	Frodsham, Chester.
MCCALL, GEORGE	33, Victoria Chambers, Market Place, Blackburn.
MACIVER, COLIN	23, Bold Street, Warrington.
MAXWELL, FRANCIS WILLIAM . .	29, Princess Street, Manchester.
MAXWELL, JAMES	29, Princess Street, Manchester.
MILLS, WILLIAM EDWARD . . .	49, Hamilton Square, Birkenhead.
MURGATROYD, JAMES	23, Strutt Street, Manchester.
NEVETT, THOMAS	41, Fishergate, Preston.
NEVILLE, HENRY WILLIAM . .	{ Broughton Estate Office, 8, John Dalton Street, Manchester.
NUTTALL, THOMAS	12, Market Street, Bury.
PAIN, COARD SQUAREY	14, North John Street, Liverpool.
PARK, PHILIP SAMUEL	18, Winckley Street, Preston.
PARK, WILLIAM PHILIP	18, Winckley Street, Preston.
PARKER, THE HON. CECIL } THOMAS	Eccleston, Chester.
PIERSON, CHARLES	10, Marsden Street, Pall Mall, Manchester.
RABY, JOSEPH WALKER	78, Cross Street, Manchester.
RABY, WILLIAM	78, Cross Street, Manchester.
RADFORD, WILLIAM	1, Princess Street, Manchester.
REA, JOHN MARCUS BEAUMONT .	8, Winckley Street, Preston.
SCOVELL, JOHN	Oulton Park, Tarporley, Cheshire.
SHELMERDINE, HENRY	{ Estate Offices, L. & Y. Railway, Hunt's Bank, Manchester.
SMITH, JOHN THOMPSON	Tattondale, Knutsford, Cheshire.
STATTER, THOMAS	Standhall, Whitefield, Manchester.
THOMAS, GLEGGE	{ Cheshire Lines Committee, Central Station, Liverpool.
VENNERS, RICHARD	Wonnington, Fulwood Park, Preston.
WAINWRIGHT, THOMAS TAYLOR .	21, Leigh Street, Liverpool.
WALKER, COLONEL DAVID . . .	11, Dale Street, Liverpool.
WATTS, WILLIAM JOHN	Town Hall Chambers, King Street, Manchester.
WHALLEY, HENRY SHAW	90, Northgate Street, Chester.
WHITE, JOHN	Warrington, Lancashire.
WILSON, THOMAS SILK	Albert Square, Manchester.

Total, 62 Members:

(C.) YORKSHIRE COMMITTEE.

Chairman.

RICHARD HORSFALL, Post Office Buildings, George Street, Halifax.

ABBEY, JOE BURMAN . . .	28, John William Street, Huddersfield.
ABBOTT, ROBERT THOMAS G. .	Whitley House, Malton.
ARMISTEAD, RICHARD . . .	118, Main Street, Bingley.
ARMYTAGES, GEORGE JOHN . .	Kirklees Park, Brighouse.
BOTTERILL, WILLIAM . . .	23, Parliament Street, Hull.
BROOK, JAMES	12, 13, & 14, Estate Buildings, Huddersfield.
CLARKE, CHRISTOPHER . . .	Charlcot, Bedale.
CLARKE, JOHN WILLIAM . . .	Guisbrough.
CLUTTON, WILLIAM JAMES . .	The Mount, York.
COWGILL, WILLIAM	Bradford.
COX, EDWARD SAMUEL . . .	3, New Street, York.
CUNDY, HUBERT JOHN . . .	Wetherby and Leeds.
DENT, RALPH JOHN	The Cedars, Harrogate.
FLOCKTON, THOMAS JAMES . .	15, St. James' Row, Sheffield.
FOWLER, FREDERICK	St. James' Street, Sheffield.
FOWLER, REGINALD WILLIAM .	8, George Street, Sheffield.
FRYER, GEORGE	{ 15, Parliament Street, Hull, and Rose Villa, Bishop Wilton, near York.
GOTT, FRANK	3, East Parade, Leeds.
HEBBLETHWAITE, LOUIS . . .	Conservancy Buildings, Hull.
HEPPER, JOHN	East Parade, Leeds.
HORSFALL, RICHARD EDGAR . .	Post Office Buildings, George Street, Halifax.
INNOCENT, CHARLES JOHN . .	Sheffield.
JONES, JAMES WILLIAM . . .	54, Caledonian Road, Leeds.
KAYE, JOHN EDWARD	Grove Hall, Wakefield.
MARSHALL, PETER	8, George Street, Sheffield.
MASSIE, FRANK	Tetley House, Kirkgate, Wakefield.
NEWSAM, SAMUEL WATERHOUSE	13, Bond Street, Leeds.
OLDROYD, LINLEY	5, Oxford Place, Leeds.
RICHARDSON, JOHN	Methley Park, Leeds.
RUTHERFORD, JAMES	Kirk-leatham, Redcar.
SAMPSON, GEORGE	Beauchief Abbey, Sheffield.
SCARGILL, ALFRED	11, East Parade, Sheffield.
SMITH, JOSEPH	15, Cheapside, Bradford.
SMITH, WHEATER	17, Hampton Place, Bradford.
TIFFEN, JOHN HENRY	Conservancy Buildings, Hull.

TIFFEN, JOSEPH	Conservancy Buildings, Hull.
TODD, WILLIAM HENRY. . . .	County Buildings, Hull.
WADE, JOHN	10, Pitt Street, Barnsley.
WELLSTED, WILLIAM HENRY . .	Manor Street, Hull.

Total, 40 Members.

(D.) SALOP, HEREFORD, RADNOR, AND NORTH WALES COMMITTEE.

Chairman.

LAURENCE BURD, Mayfield, Shrewsbury.

ADDIE, WILLIAM FORRESTER . .	{ Powis Castle Estate Office, Welchpool, Mont- gomeryshire.
APPERLEY, WILLIAM HARVARD .	Hereford.
ASHDOWN, AUGUSTUS HARDING .	Talbot Chambers, Shrewsbury.
BIRCH, WALTER DE HOUGHTON .	Kerry, Montgomeryshire.
BROWN, JOHN POWLES	21, East Street, Hereford.
BURD, TIMOTHEUS HENRY . . .	School Gardens, Shrewsbury.
CLOUGH, RICHARD CHARLES BUTLER.	{ Ty Maur, Denbigh.
DE WEND, WILLIAM FENTON . .	New Market Buildings, Bridgnorth.
DEW, WILLIAM ARTHUR	Wellfield House, Bangor.
DODGSON, WILFRED LONGLEY . .	{ The Court, Cleobury North, Bridgnorth, and 55, Broad Street, Ludlow
EVANS, WILLIAM ERNEST . . .	School Gardens, Shrewsbury.
FENN, THOMAS	Downton Castle, Ludlow.
GILLART, DAVID.	Mostyn, Llandudno, Carnarvonshire.
GILLART, RICHARD	Machynlleth, Montgomeryshire.
GRANT, JAMES	Penrallt, Llanidloes, Montgomeryshire.
GRIFFITHS, EDWARD, JUN. . . .	Knockin, near Oswestry.
HAYWOOD, HENRY	9, West Street, Hereford.
HAYWOOD, WILLIAM MATTHEWS .	9, West Street, Hereford.
HICKMAN, THOMAS	Leaton, near Shrewsbury.
JONES, WALTER BUTLER CLOUGH .	Mynydd, Ednyfed, Criccieth, Carnarvonshire.
LANE, CECIL NEWTON	Whiston Hall, Shifnal, Salop.
LAWFORD, WILLIAM ROBINSON . .	Underhill, Oswestry.
MORRIS, EDWARD HENRY	Chirbury, Salop.
NEWILL, ROBERT HENRY	Lydbury North, Shropshire.
OWEN, HENRY	Dana Chambers, Shrewsbury.

OWEN, WILLIAM SCOTT . . .	Cefngwifed, near Newtown, Montgomeryshire.
PARKER, JOHN	Mansion House, Hereford.
PICKERING, WILLIAM CLOVES .	Ivy House, Whitford, Holywell, Flintshire.
POUNDLEY, JOHN EDWARD . .	Kerry, Newtown, Montgomeryshire.
POWELL, EVAN	Broomcliffe, Llanidloes, Montgomeryshire.
ROBERTS, THOMAS	Portmadoc.
SELBY-BIGGE, CHARLES P. O..	Boarton Estate Office, Much Wenlock, Shropshire.
SWETTENHAM, WILLIAM NORMAN	The Old School House, Shrewsbury.
THURSFIELD, THOMAS HOWELLS	Barrow, Brosely, Salop.
TOWER, BROWNLOW RICHARD } CHRISTOPHER }	Bridgewater Estate Office, Ellesmere, Salop.
WARD, FELIX JOHN	Crowsmoor, Aston-on-Clun, Salop.
WARD, THOMAS BRYAN . . .	Yatton Court, Kingsland, Herefordshire.
WILLIAMS, JOHN	Gwernhefin, Bala, Merionethshire.
WILLIAMS, STEPHEN WILLIAM .	Rhayader, Radnorshire.
WYLEY, HENRY JAMES . . .	Bridgnorth, Salop.
WYLEY, WILLIAM JOHN . . .	2, School Chambers, Shrewsbury.

Total, 42 Members.

(E.) DERBY AND STAFFORD COMMITTEE.

Chairman.

GILSON MARTIN, Chatsworth, Chesterfield.

ARNOLD, WILLIAM	23, George Street, Tamworth.
BOWER, WILLIAM JOHN . . .	6, St. James' Street, Derby.
BRAILSFORD, HENRY	Park Nook, near Derby.
BYRON, AUGUSTUS WILLIAM .	Sutton Estate Offices, Duckmanton, Chesterfield.
DUNCALEE, HENRY GEORGE .	102, Darlington Street, Wolverhampton.
FAWKES, ALGERNON	Sudbury, Derby.
FODEN, EDWARD ANTROBUS .	Teddesley Estate Office, Penkridge, Staffs.
FORSHAW, EDWARD	Basford, Stoke-upon-Trent.
HARDY, RICHARD THOMAS ASH	Estate Offices, Marchington, Staffs.
HEATON, GEORGE HERBERT . .	Endon, near Stoke-upon-Trent.
HUBBERSTY, HENRY ALFRED .	Buxton, Derbyshire.
INGE, CHARLES HENRY . . .	Broom Leasoe, Whittington, Lichfield.
JEUDWINE, WILLIAM WYNNE .	Chesterfield.
MARGERESON, CHARLES FREDERIC	New Square, Chesterfield.

MURRAY, GILBERT	Elvaston Estate Office, Derby.
MYNORS, WALTER CHARLES TOWERS	Little Ingestre, Stafford.
PARKIN, JOHN ROBERT	Idridgehay, near Derby.
POPPELWELL, WILLIAM WILLOTT	Imperial Chambers, Derby.
SAMPSON, GEORGE	Beauchief Abbey (near Sheffield), Derbyshire.
SANDY, HENRY	Newport Road, Stafford.
SHAW, JOHN	College Place, Derby.
SHAW, JOHN, JUN.	The College, All Saints, Derby.
THORPE, CHRISTOPHER	Chesterfield.
TURNOR, EXSUPERIUS WESTON .	The Green, Stafford.
WRIGHT, JAMES	Irongate, Derby.

Total, 26 Members.

(F.) NOTTINGHAM AND LINCOLN COMMITTEE.

Chairman.

WILLIAM WRIGHT, Wollaton, Notts.

ABBOTT, WILLIAM	Holbeach, Lincs.
BARNES, JOHN WILLIAM JAMES .	Brougham Chambers, Wheeler Gate, Nottingham.
BEAUMONT, CHARLES.	East Bridgford, near Nottingham.
BEAUMONT, GEORGE.	East Bridgford, near Nottingham.
BELL, JOSEPH ASKEW	Rufford Estate Office, Ollerton, Notts.
BIRKETT, WILLIAM	Cleethorpe Road, Grimsby.
BOWLEY, JOHN CROSS	Beeston, Nottingham.
CAVE, HENRY H.	Manor House, Brigg, Lincs.
CROFTS, EWAN NEVILLE	Leadenham, Grantham, Lincs.
EVANS, ROBERT	Eldin Chambers, Wheeler Gate, Nottingham.
GAMBLE, SIDNEY GOMPERTZ . . .	Guildhall, Grantham.
GILPIN-BROWN, WILLIAM DUNDAS	Metheringham, Lincs.
HAWLEY, HENRY MICHAEL	Tumby Lawn, Boston.
HIGGINS, FREDERIC	Alford, Lincs.
HINE, GEORGE THOMAS.	Victoria Street, Nottingham.
HUSKINSON, WILLIAM LAMBE . .	Manor House, Epperstone, Notts.
JACKSON, FREDERICK	Nottingham.
KINGSTON, SAMUEL	Spalding, Lincs.
LISTER-KAYE, CHARLES WILKIN- SON	} Osberton, Worksop, Notts.
MARTIN, JAMES	
MARTIN, WALTER	Wainfleet, Lincs.

MASON, CHARLES.	Westgate, Louth, Lincs.
MORRIS, CHARLES	27, Bridlesmith Gate, Nottingham.
NEALE, CHARLES JAMES. . . .	High Oakham, Mansfield, Notts.
RICHARDSON, JAMES	15, Barnt Hill, Stamford.
TINDALL, CHARLES WILLIAM . .	Scawby, Brigg, Lincs.
TURNER, FREDERICK JOHN . . .	Mansfield Woodhouse, Notts.
TURNER, JOHN	The Grange, Ulceby, Lincs.
TURNER, THOMAS WARNER . . .	Welbeck Abbey, Worksop, Notts.
WALKER, HERBERT	Newcastle Chambers, Angel Row, Nottingham.
WALKER, JOSHUA.	Market Place, Retford, Notts.
WIGRAM, JOHN	South Collingham, Newark, Notts.
WOOLLEY, REGINALD	{ Silver Street, Lincoln, and South Collingham, Notts.
WOOLLEY, THOMAS CECIL SMITH	South Collingham, Newark, Notts.

Total, 35 Members.

(G.) MONMOUTHSHIRE AND SOUTH WALES COMMITTEE.

Chairman.

JOHN MORGAN DAVIES, Froodvale, Llandilo, Carmarthenshire.

BLOSSE, EDWARD F. LYNCH . .	Charles Street Chambers, Cardiff.
BROWN, THOMAS FORSTER . .	Guildhall Chambers, Cardiff.
CORBETT, EDWARD WORTLEY } MONTAGUE	Bute Estate Office, Castle Street, Cardiff.
FORREST, ROBERT	Windsor Estate Office, St. Fagan's, near Cardiff.
GRAHAM, WILLIAM	Victoria Chambers, Newport.
HITCHCOX, WILLIAM.	Victoria Chambers, Newport.
OWEN, THOMAS HENRY	High Street, Haverfordwest, Pembrokeshire.
OWEN, THOMAS RULE	High Street, Haverfordwest, Pembrokeshire.
PHILLIPS, FREDERICK HAMILTON	Ely, near Cardiff.
PRICE, FRANCIS HOLBORROW } GLYNN	Longlands Place, Swansea.
REES, WILLIAM GEORGE	Holly House, Newport.
ROSSER, WILLIAM	Llanelly, Carmarthen.
SHEPPARD, OSBORNE	Glynelydach, Neath.
TANNER, WILLIAM	Lynhurst, Newport.
WANKLYN, PHILLIP ENDELL . .	Dixton, near Monmouth.
WARING, CHARLES EDWARD . .	1, Charles Street, Crockherbtown, Cardiff.
WARING, THOMAS	1, Charles Street, Crockherbtown, Cardiff.
WILLIAMS, WILLIAM HERBERT .	Llandaff, Cardiff.

Total, 19 Members.

(H.) WARWICK, WORCESTER, AND GLOUCESTER COMMITTEE.

Chairman.

WILLIAM THOMAS EXHAM FOSBERY, Warwick.

ANDERSON, ROBERT, JUN. . . .	The Barton, Cirencester.
BETRIDGE, EDWARD	28, Waterloo Street, Birmingham.
BUCK, ALBERT	Worcester.
BUCK, HERBERT WILSON . . .	Pierpoint Street, Worcester.
CLARKE, ALFRED DUDLEY . .	Abberley Hall, Stourport.
CLARKE, RICHARD	Parish Offices, Birmingham.
COUCHMAN, HENRY BOTELEK .	Henley-in-Arden, Birmingham.
COUCHMAN, ROBERT EDWARD .	3, Bennett's Hill, Birmingham.
COX, GEORGE JAMES	1, Promenade, Cheltenham.
DONNE, HENRY	Leek Wooten, Warwick.
FAYERMAN, GEORGE METCALF .	88, The Parade, Leamington.
FIDDIAN, WILLIAM	Town Hall Offices, Stourbridge.
FOWLER, GERARD EDMUND . .	93, New Street, Birmingham.
FOWLER, HENRY	6, Waterloo Street, Birmingham.
FOWLER, RICHARD	118, Colmore Row, Birmingham.
GIBSON, DENSTON	93, New Street, Birmingham.
GODFREY, ROBERT	Valentine Road, King's Heath, Birmingham.
GREEN, JOHN	Impney Lodge, Droitwich, Worcestershire.
GRIMLEY, EDWIN FEARNE . .	40, Temple Street, Birmingham.
GRIMLEY, THOMAS	40, Temple Street, Birmingham.
HEDLEY, ROBERT WILKIN . .	31A, Colmore Row, Birmingham.
HENDRIKS, HENRY	25, Cannon Street, Birmingham.
HOLBECH, ROBERT NEVILLE .	21, Bennett's Hill, Birmingham.
KING, HENRY	Stourbridge.
KNOWLES, HENRY	Wotton, Gloucester.
KNOWLES, WILLIAM	Albion Chambers, King Street, Gloucester.
LUDLOW, WALTER ROBERT . .	18, New Street, Birmingham.
MARGETTS, JOHN WILLIAM . .	12, High Street, Warwick.
MASON, WILLIAM ARTHUR . .	31A, Colmore Row, Birmingham.
MATHEWS, GEORGE SPENCER .	15, Waterloo Street, Birmingham.
MATHEWS, WILLIAM	15, Waterloo Street, Birmingham.
PEMBERTON, CHARLES OLIVER } PAGET }	18, Temple Row, Birmingham.
RAIKES, COL. GEORGE WHITT- } INGTON }	Ragley Estate Office, Alcester, Redditch.
RIGHTON, EDWARD GRANTHAM .	High Street, Evesham, Worcestershire.

ROBINS, WILLIAM HENRY . . .	82A, New Street, Birmingham.
RODERICK, JOHN . . .	2, Temple Row, West Birmingham.
SADLER, GEORGE WILLIAM . . .	467, High Street, Cheltenham.
SANDERS, THOMAS . . .	Cheltenham.
SMITH, FRANK . . .	37, Cannon Street, Birmingham.
SMITH, FRANK WILLIAM . . .	Beauchamp Hill, Milverton, Leamington.
SMITH, WILLIAM . . .	Abbott's Salford, Evesham.
SMITH-RYLAND, CHARLES ALSTON	{ Barford Hill, Warwick, and 15, Waterloo Street, Birmingham.
TOMSON, JAMES JOHN . . .	
	{ Windsor Estate Office, Barnt Green, near Redditch.
VILLAR, JAMES . . .	1A, Cambray, Cheltenham.
WHATLEY, FREDERICK ERNEST.	Cirencester.
WILLIAMS, EDWARD . . .	City Chambers, 82, New Street, Birmingham.
WILLMOT, FRANCIS . . .	6, Waterloo Street, Birmingham.
WILLMOT, GEORGE DYOTT . . .	6, Waterloo Street, Birmingham.
WILLMOT, JOHN . . .	6, Waterloo Street, Birmingham.

Total, 50 Members.

(I.) LEICESTERSHIRE, NORTHAMPTONSHIRE, AND RUTLAND COMMITTEE.

Chairman.

BOLAM, CHARLES GODFREY . . .	{ Estate Office, Boughton House, Kettering, Northamptonshire.
CAYE, THOMAS NEWMAN . . .	
CLARE, EDWARD LOVELL . . .	33, Friar Lane, Leicester.
CLARE, WILLIAM HARCOURT	{ 33, Friar Lane, Leicester.
LOVELL . . .	
CLOUGH-TAYLOR, HORACE GEORGE	Friar Lane, Leicester.
DICKSON, THOMAS ARTHUR . . .	Estate Office, Overstone Park, Northampton.
DRAPER, ARTHUR THOMAS . . .	39, Friar Lane, Leicester.
EDWARDES, CHARLES BIDWELL . . .	The Precincts, Peterborough.
EVERARD, JOHN BREEDON . . .	6, Millstone Lane, Leicester.
FISHER, CHARLES BROWNING . . .	Hill Crest, Market Harborough.
FISHER, EDWARD KNAPP . . .	Market Harborough, Leicestershire.
GERMAN, GEORGE . . .	Ashby-de-la-Zouch.
GERMAN, JOHN . . .	Ashby-de-la-Zouch.
GODDARD, JOSEPH . . .	Market Street, Leicester.

GOODACRE, ROBERT JOHNSON	Friar Lane, Leicester.
GREEN, VALENTINE	Knipton, near Grantham,
HODSON, GEORGE	Town Hall, Loughborough.
HUMPHREYS, HENRY	Woodhouse, Loughborough.
JOYCE, JOHN HALL	{ Blackfordby, Leicestershire, near Burton-on-Trent.
LAURANCE, JOHN	Sexton Barns, Peterborough.
LAW, EDMUND	29, Abingdon Street, Northampton.
LYSTER, THOMAS RICE SOMER- VILLE	{ Bedford Office, Thorney, Peterborough.
MARTIN, ROBERT FREWIN	Mountsorrel, Loughborough.
MILES, WILLIAM FREDERICK	Horsefair Street, Leicester.
PARNELL, ROBERT	Oundle, Northamptonshire.
ROLLESTON, JOHN FOWKE } LANCELOT	Grey Friars, Leicester.
ROLLESTON, WILLIAM GUSTAVUS } STANHOPE	Grey Friars, Leicester.
SEBASTIAN-SMITH, CHARLES	Leicester.
THORPE, WILLIAM	Nailstone, Hinckley.
WOOLLEY, WILLIAM EDWARD	Loughborough.

Total, 30 Members.

(J.) CAMBRIDGE, HUNTINGDON, NORFOLK, AND SUFFOLK COMMITTEE.

Chairman.

CHARLES BIDWELL, Ely, Cambs.

ATKINS, SYDNEY GEORGE	The Hall, Coston, Wymondham, Norfolk.
BARKER, CALEB	Estate Office, Shadwell, Thetford.
BEARD, EDWIN THOMAS	The Colonial College, Hollesley Bay, Suffolk
BECK, EDMUND	Sandringham.
BECK, EDWARD WILLIAM	Melton Constable, East Dereham.
BIRD, JOHN	Brampton, Huntingdon.
BOA, ANDREW	Great Thurlow, near Newmarket.
COOTE, GEORGE	Smeetham Hall, Sudbury.
FALCON, MICHAEL, JUN. . . .	Horstead House, Norfolk.
FERGUSSON, JAMES	Livermore, Bury St. Edmund's.
FREUER, WILLIAM	West Rudham, Swaffham.
GAYFORD, HENRY JOHN	Estate Office, East Raynham, Norfolk.
GAZE, THOMAS WILLIAM	Frenze Hall, Diss, Norfolk.
GRAIN, ARTHUR TRESS	2, St. Andrew's Hill, Cambridge.

HAWKINS, CHARLES	Downham Market, King's Lynn.
HORNOR, CHARLES JARED . .	32, Prince of Wales Road, Norwich.
HORNOR, FRANCIS	Queen Street, Norwich.
JONAS, JOHN CARTER	27, Market Hill, Cambridge.
LITTLE, WILLIAM CUTLACK .	Stag's Holt, March, Cambs.
LOOKER, JOHN	High Street, Huntingdon.
MILLS, SAMUEL MEALING . .	Orford Hill, Norwich.
PEPPERCORN, JOHN HUTCHINSON	Manor House, Eaton Socon, St. Neot's.
ROSE, THOMAS	13, Bank Street, Norwich.
ROWE, RICHARD REYNOLDS . .	Park House, Cambridge.
SALTER, WILLIAM HERBERT .	The Hall, Attleborough, Norfolk.
SCOTT, HENRY LACY	Bury St. Edmund's.
SCRIVEN, CHARLES HERBERT .	Covey House, Thorpe St. Andrew, Norwich.
SIMPSON, ROBERT THOMAS . .	Horsecroft, Bury St. Edmund's.
SPELMAN, CLEMENT CHARLES RIX	St. Giles' Street, Norwich.
SPURLING, HENRY	81, Prince's Street, Ipswich.
TURNER, WILLIAM	1, Butter Market, Ipswich.
WRIGHT, THOMAS	Post Office Terrace, Cambridge.
WRIGHT, WILLIAM EDWARD . .	King's Lynn.

Total, 34 Members.

(K.) BERKS, BUCKS, OXON., AND NORTH WILTS COMMITTEE.

Chairman.

ROBERT CASTLE, 11, King Edward Street, Oxford.

ADKIN, CHARLES DUNCAN . . .	Wantage, Berks.
BEEVER, WILLIAM FREDERICK } HOLT }	Greenlands Estate Office, Henley-on-Thames.
BENNETT, GEORGE	Buckingham.
BISHOP, CHARLES	Farringdon Street, Swindon, Wilts.
BRUCE, ROBERT KNIGHT . . .	Mentmore Estate Office, Leighton Buzzard.
BUCKLAND, FRANK BOWRY . .	Windsor.
CASTLE, ARTHUR	11, King Edward Street, Oxford.
CASTLE, GEORGE RICHARD . .	Bicester, Oxford.
CONNOR, NEWELL	Bradfield, Reading.
COOPER, ARTHUR LESLIE . . .	86, High Street, Maidenhead.

DEANE, EDWARD	148, Friar Street, Reading.
EGERTON, HUBERT DECIMUS	8, New Road, Oxford.
EGGINTON, JOHN	150, Friar Street, Reading.
FERRIS, GEORGE	Milton Manor, Pewsey, Wilts.
FIELD, FRANCIS HAYWARD	Merton Street, Oxford.
FOLEY, JOHN HOWARD	Manvers Street, Trowbridge.
FRANKLIN, THOMAS	Ascot, near Wallingford.
FRANKLIN, WILLIAM TAYLOR	Ascot, near Wallingford.
GALE, JOSEPH JOHN	Market Place, Wallingford.
GALPIN, CHARLES ALEXANDER	36, Pembroke Street, Oxford.
GALPIN, JOHN	36, Pembroke Street, Oxford.
GOTTO, FREDERICK EDWARD	Stoney Stratford, Bucks.
HARRISON, JAMES THOMAS	Town Hall Offices, Buckingham.
HASLAM, DRYLAND	17, Friar Street, Reading.
HOLIDAY, FREDERICK DEAN	Bicester, Oxford.
HOLLOWAY, THOMAS	Chippenham, Wilts.
JEANS, MARK	Marlborough, Wilts.
JONES, FRANCIS WILLIAM	Ascot, near Wallingford.
JITTLE, WILLIAM DAVIS	Middleton Stoney, Bicester.
MARSHALL, LIONEL HASLER	Chippenham, Wilts.
NAPIER, HENRY BURROUGHES	Chippenham, Wilts.
NEATE, ARTHUR WEBB	Hungerford and Newbury.
NORTH, GEORGE FREDERIC	Wroxton Estate Office, near Banbury.
NOTTAGE, WILLIAM GRIGGS	High Street, Windsor.
PETO, JAMES WINDER	6, Market Place, Reading.
PRITCHETT, ELLIS HERBERT	Farringdon Street, Swindon, Wilts.
RICH, ROBERT	Didcot, Berks.
RUSSEL, ROBERT JOHN	Banbury, Oxon.
SAMUEL, WILLIAM JOHN	Newport Pagnell, Bucks.
SHACKEL, GEORGE	12, The Forbury, Reading.
SIMMONS, CHARLES	Henley-on-Thames.
SMITH, HENRY HERBERT	Chippenham, Wilts.
VERNON, ARTHUR	Borshams, High Wycombe, Bucks.
WATKINS, ROBERT ARUNDEL	Castle Combe, Chippenham.
WATSON, JOHN	Shirburn Castle, Tetsworth.
WIGLEY, GEORGE DAVYS EDWARD	Winslow, Bucks.
WING, WILLIAM	Caversham, Reading.

Total, 48 Members.

(L.) BEDFORD, ESSEX, HERTFORD, AND MIDDLESEX COMMITTEE.

Chairman.

GEORGE BRIDGE HILLIARD, Chelmsford.

ADAMS, CHARLES FREDERICK	. Barkway, Herts.
AUSTIN, RUSSELL GARDINER	. Hertford.
AYRES, CHARLES PRYOR	. . . 52, High Street, Watford.
BALLS, JAMES MAYHEW	. . . Castle Heddingham, Essex.
BLEWITT, EDWARD ROBERT	. Rainham, Essex.
BROWN, FRANK JOHN	. . . Tring, Herts.
BURNETT, GEORGE JOHN MUL- CASTER	 } Little Kendals, near Elstree, Herts.
CHANCELLOR, FREDERICK	. . . Chelmsford.
COVERDALE, FREDERICK JOHN	. Ingatestone Hall, Essex.
CRAWTER, JOHN	 Cheshunt, Herts.
EVE, JOHN RICHARD	 St. Paul's Square, Bedford.
EVES, GEORGE	 Uxbridge, Middlesex.
FENN, JOHN	 { The Hall, Ardleigh, and 146, High Street, Colchester.
FENNING, HERBERT SAMUEL	. . . St. Paul's Square, Bedford.
FOULKES, SEPTIMUS GIFFARD	. Tring, Herts.
HARDING, SIDNEY LONGHURST	. St. Alban's, Herts.
HERON, WILLIAM CHARLES	. Uxbridge, Middlesex.
HILLIARD, GEORGE EDWARD	. Chelmsford.
HOUGHTON, WILLIAM HOGHTON	. Highlands, Gt. Barford, St. Neot's.
JUDD, FRANCIS SAVILE HENRY	. Rickling, Bishop's Stortford.
NOCKOLDS, MARTIN	 Saffron Walden, Essex.
NORMAN, JAMES MAURICE	. . . Uxbridge, Middlesex.
PARKER, CHARLES ALFRED	. . . Maldon, Essex.
ROBINSON, NATHANIEL WISHART	. Marlowes, Hemel Hempstead, Herts.
STAFFORD, ROBERT BARRY	. . . 83, High Street, Bedford.
SWORDER, HUGH	 High Street, Epping.
TAYLOR, EDWARD FERGUSON	. New Barnet.
THOMSON, WILLIAM CUNNINGHAM	. Estate Office, Luton Hoo, Luton.
THURNALL, JOHN EDWARD	. . . Royston, Herts.
TRETHEWY, HENRY	 Silsoe, Ampthill, Beds.
VAIZEY, JOHN GEORGE	 Bocking, Braintree, Essex.
WEALL, JOHN	 38, High Street, Watford, Herts.
YEOMAN, GEORGE DUNDAS	. . . Bedford.

Total, 34 Members.

(M.) DEVON AND CORNWALL COMMITTEE.

Chairman.

FRANCIS WILLIAMS DYMOND, Exeter.

BODY, JOHN BOND	Old Town Chambers, Plymouth.
BOURNE, ROBERT ELLIOTT . .	Northgate, Totnes.
BROWN, GEORGE	Roborough House, Barnstable.
COOPER, JOHN GROVES . . .	Bideford.
DAINTREE, JOHN OSBORN . .	"Lola," Teignmouth.
DREW, HENRY	15, Queen Street, Exeter.
DREW, HENRY ALBAN . . .	15, Queen Street, Exeter.
DREW, JOHN	15, Queen Street, Exeter.
DREW, JOHN GOULD	15, Queen Street, Exeter.
ELLIOTT, CHARLES	The Fawns, Ermington, Ivy Bridge.
FOSTER, JOSEPH BURGESS . .	4, Cambridge Street, Plymouth.
LETHBRIDGE, WALTER . . .	1, Leigham Villas, Plymouth.
LIPSCOMB, ROBERT HARTLEY	East Budleigh, Budleigh Salterton.
LOCK, WILLIAM HENRY . . .	Instow.
LOVEYS, ARTHUR CLAMPITT .	Moretonhampstead.
MICHELMORE, ALFRED . . .	Berry Pomeroy Estate Office, Totnes.
RENDELL, ARTHUR STEPHEN .	Market Terrace, Newton Abbot.
RUNDLE, EDWARD COLLINS . .	Bedford Estate Office, Tavistock.
SMYTH-RICHARDS, GEORGE COBLEY	Wistlandpound, and 6, Castle Street, Barnstaple.
SYMONS, PHILIP	Fore Street, Totnes.
STOOKE, JAMES	Courtenay Street, Newton Abbot.
TANNER, JOHN MELHUISH . .	Wembworthy.
THORNE, ARNOLD	Cross Street, Barnstaple.
WARD, DANIEL	Hewton, Beerferris.
WARD, FRANK	Burnville, Bridestowe.
WARE, CHARLES EDWIN . . .	Gandy Street Chambers, Exeter.
WATT, ALEXANDER	Princetown.
WINDER, GEORGE ALEXANDER .	Escot Estate Office, Fairmile, Ottery St. Mary.

Total, 29 Members.

(N.) SOMERSET, DORSET, AND BRISTOL COMMITTEE.

Chairman

EDWIN HIPPISELY, Chamberlain Street, Wells.

ALLEN, GEORGE	Estate Offices, Stalbridge, Dorset.
ANDREW, THOMAS HAWKES . .	Williton, Somerset.

BENNETT, THOMAS OATLEY . .	Bruton, Somerset.
CLIFTON, JAMES EDWARD . .	Swanage, Dorset.
CRICKMAY, GEORGE RACKSTROW	St. Thomas' Street, Weymouth.
CRICKMAY, JOHN EDWARD . .	St. Thomas' Street, Weymouth.
DANIEL, HARRY AUGUSTUS HOOD	Keynsham Manor, Somerset.
DAY, GEORGE CARLETON . .	Estate Office, Woodbridge, Shaftesbury, Dorset.
DUKE, EDWARD	Dorchester.
HEARD, HERBERT	Shepton Mallet, Somerset.
HIPPISLEY, EDWIN MAGGS . .	12, Chamberlain Street, Wells.
HIPPISLEY, WILLIAM JOHN . .	12, Chamberlain Street, Wells.
HUSSEY, FRANK TOOZE . . .	The Grove, Cheddon Fitzpaine, Taunton.
KNOLLYS, JAMES EDWARD . .	Fitzhead Court, Taunton.
MUNRO, PHILIP	{ 2, St. Stephen's Chambers, New Baldwin Street, Bristol.
MYLNE, WILLIAM JOHN HOME.	Sabrina, Clevedon Road, Weston-super-Mare.
PARSONS, FRANK DONISTHORPE.	Misterton, Crewkerne.
PARSONS, HENRY	Misterton, Crewkerne.
PARSONS, HENRY JOHN DONNE.	Misterton, Crewkerne.
PARSONS, ROBERT MAURICE } PETERS	Misterton, Crewkerne.
PATERSON, CHARLES	Canford, Wimborne, Dorset.
SILCOCK, THOMAS BALL . . .	14, Abbey Churchyard, Bath.
SPACKMAN, CHARLES CHANTREY.	6, Terrace Walk, Bath.
SPACKMAN, HENRY	6, Terrace Walk, Bath.
STURGE, ROBERT FOWLER . .	34, Corn Street, Bristol.
STURGE, WILLIAM	34, Corn Street, Bristol.
THOMAS, JOSIAH	Athenæum Chambers, Nicholas Street, Bristol.
WAINWRIGHT, CHARLES RAWLIN- SON	} Shepton Mallet.
WAINWRIGHT, CHARLES RAWLIN- SON, JUN.	} Shepton Mallet.

Total, 30 Members.

(O.) HAMPSHIRE AND SOUTH WILTS COMMITTEE.

Chairman.

ERNEST ALFRED RAWLENCE, Newlands, Salisbury.

ARNOLD, FRANCIS	Hambledon, Hants.
AUSTIN, RICHARD	Bishop's Waltham, Hants.
BAIRD, JONATHAN PEEL . . .	Estate Office, Somerley, Ringwood, Hants.

BATH, FRED.	Crown Chambers, Salisbury.
BIRD, JAMES BINFIELD	West Cowes, Isle of Wight.
BIRD, JAMES BINFIELD, JUN. . .	West Cowes, Isle of Wight.
BLAKE, FREDERICK	130, Queen Street, Portsea, Hants.
BURNETT, ALFRED ANDREW . . .	2, High Street, Southampton.
CANNING, WILLIAM BROWNE . . .	Salisbury.
COMBES, CYRUS	Tisbury, Wilts.
COMELY, JOHN GILL	Winchester, Hants.
CRUSE, EDMUND	34, High Street, Warminster, Wilts.
EAMES, EDWARD	Stoke Manor, near Alresford.
ELLEN, FREDERICK CHARLES . . .	Andover.
GATER, CALEB WILLIAM	Salisbury.
GUDGEON, GEORGE EDWARD . . .	Estate Agency Offices, Winchester.
HALL, ERNEST	166, Queen Street, Portsea, Hants.
HANKINSON, THOMAS JAMES . . .	Richmond Chambers, Bournemouth.
HANNEN, REGINALD ST. JOHN . .	Fordingbridge, Salisbury.
HARRIS, JAMES	Winchester.
HERBERT, ALLAN	The Market Place, Andover.
HILL, WILLIAM BURROUGH	2, Albion Place, Southampton.
JONES, HENRY PARR	Portway House, Warminster.
JURD, WILLIAM	10, Oxford Street, Southampton.
KENT, GEORGE EDWARD	Normanhurst, Cavendish Road, Southsea.
KING, THOMAS	Pembroke House, Portsmouth.
KING, SIR WILLIAM DAVID	Lynwood, Waverley Road, Southsea.
LEMON, JAMES	Southampton.
LIGHTFOOT, HENRY LE BLANC . .	Lower Lawn, Tisbury, Salisbury.
LYWOOD, EDWIN	Norman Court, Clatford, Andover.
MARVIN, ALBERT EDWARD	Mare Hill, Carisbrooke.
NEWMAN, FRANCIS	Ryde, Isle of Wight.
NEWTON, THOMAS EDWIN	45, Jewry Street, Winchester.
PICKSTOCK, JOHN	Castle Hill, Winchester.
RAWLENCE, JAMES	Salisbury.
RAYNBIRD, HUGH EDWARD	Basingstoke, Hants.
RIGDEN, HENRY WILLIAM	Salisbury.
RIGDEN, JOHN LAMBE	Belle Vue, Salisbury.
ROKER, MITCHEL JOHN	Bank Chambers, Bournemouth.
RUTHERFORD, JAMES AUGUSTINE .	Highclere Park, near Newbury.
SIMMONS, CHARLES FRANKLIN . . .	Basingstoke, Hants.
SMITH, CHARLES BOVILL	Wickham, Hants.
SQUAREY, ELIAS PITTS	The Moot, Downton, Salisbury.
SQUAREY, NEWELL WILLIAM PITTS .	The Moot, Downton, Salisbury.
STUDDY, THOMAS EDWARD	Broxton, Chilbolton.
TURNBULL, THOMAS JOHN	Crown Chambers, Salisbury.
WALLINGTON, JOHN ARTHUR BEACH .	Basingstoke, Hants.

WARNER, HENRY.	Faringdon, Alton, Hants.
WAX, HENRY JAMES	{ 109, Lower St. James' Street, Newport, Isle of Wight.
WESTBURY, GEORGE HENRY.	The Knoll, Andover.
WESTBURY, GILES	Andover.

Total, 52 Members.

(P.) KENT AND EAST SUSSEX COMMITTEE.

Chairman.

GEORGE LANGRIDGE, The Great Hall, Tunbridge Wells.

BALLARD, EDMUND	Elwick House, Ashford.
BANNISTER, THOMAS	Limehurst, Hayward's Heath, Sussex.
BRACKETT, ARTHUR WILLIAM	27, High Street, Tunbridge Wells.
BRACKETT, WILLIAM	27, High Street, Tunbridge Wells.
BURROWS, ALFRED JOE	Surrenden Estate Office, Pluckley.
BURROWS, ALFRED JOHN	41, Bank Street, Ashford.
BURTENSHAW, ALBERT	Hailsham, Sussex.
CARD, HENRY CURTIS	North Street, Lewes, Sussex.
COBB, HERBERT MANSFIELD	Higham.
COBB, ROBERT LAKE	Higham.
COBHAM, CHARLES	The Shrubbery, Gravesend.
COOKE, HENRY	Thong, near Gravesend.
CRONK, EDWYN EVANS	Sevenoaks.
CRONK, FRANK	Sevenoaks.
CRONK, WILLIAM HENRY	Sevenoaks.
DANN, HENRY	Bexley.
DAY, WILLIAM, JUN.	23, High Street, Maidstone.
DRAY, ALFRED	Town Hall Chambers, Hastings, Sussex.
ELGAR, J. EDWARD	Crockshard, Wingham.
FRY, GEORGE FREDERICK	46, London Road, Dover.
HARVEY, JOHN JAMES SAYER	80, Castle Street, Canterbury.
HAYWARD, HENRY	Dover.
HOBBS, JOHN	Guinea Hall, Sellinge, near Hythe.
HONEYBALL, FRED. THOMAS	Deal.
INGRAM, WALTER FIELDE	83, High Street, Lewes, Sussex.
JACKSON, WILLIAM TRESS	117, High Street, Sittingbourne.
LANGRIDGE, WILLIAM	The Great Hall, Tunbridge Wells.
LEPPER, JOHN HARRAGE	Town Hall, Bromley.

LUCAS, WILLIAM EDWARD . . .	Bexley.
MORRIS, HERBERT	Lewes, Sussex.
NEAME, FREDERICK, JUN. . . .	Macknade, Faversham.
NETHERSOLE, WILLIAM	Deal.
NEVE, HERBERT	Hole Park, Rolvenden.
PAYNE, FREDERICK	Town Hall, Bromley.
POWELL, REGINALD HENRY . . .	St. Swithun's Lane, High Street, Lewes, Sussex.
REID, FRANCIS	Bucksford, Ashford.
ROPER, WILLIAM	The Pantiles, Tunbridge Wells.
SEYMOUR, RICHARD ARTHUR HA- MILTON	} Preston Hall Farm, Aylesford.
SLATER, GEORGE	
SMITH, GEORGE	Boughton Monchelsea.
TOMPSETT, WILLIAM ROBERT . .	182, High Street, Tonbridge, and Paddock Wood.
TOOTELL, CHARLES	13, King Street, Maidstone.
TOOTELL, JOSEPH	13, King Street, Maidstone.
TROUTBECK, ROBERT	Maidstone.
TURNER, CHARLES	Oakhurst, East Grinstead, Sussex.
TURNER, WILLIAM WEBB	9, Clinton Place, Seaford, Sussex.
VERNON, WALTER LIBERTY . . .	4, Trinity Street, Hastings.
VIDLER, JAMES COLEMAN	Rye and Hastings.
WACHER, THOMAS	Upper Bridge Street, Canterbury.
WATERMAN, JAMES	Ashford.
WATERMAN, RICHARD	20, Week Street, Maidstone.
WEBB, GEORGE	Tunstall, Sittingbourne.
WHITE, JOHN	49, London Road, Sevenoaks.
WILKS, RICHARD	Little Mongeham, near Deal.
WOODHAMS, JAMES	50, Havelock Road, Hastings.

Total, 56 Members.

List of Provincial Committees.

- | | |
|--|--|
| (A.) Northern Counties. | (J.) Cambridge, Huntingdon, Norfolk,
and Suffolk. |
| (B.) Counties Palatine. | (K.) Berks, Bucks, Oxon, and North
Wilts. |
| (C.) Yorkshire. | (L.) Bedford, Essex, Hertford, and
Middlesex. |
| (D.) Salop, Hereford, Radnor, and
North Wales. | (M.) Devon and Cornwall. |
| (E.) Derby and Stafford. | (N.) Somerset, Dorset, and Bristol. |
| (F.) Nottingham and Lincoln. | (O.) Hampshire and South Wilts. |
| (G.) Monmouthshire and South Wales. | (P.) Kent and East Sussex. |
| (H.) Warwick, Worcester, and Gloucester. | |
| (I.) Leicestershire, Northamptonshire,
and Rutland. | |

Local Distribution of Members.

BEDFORDSHIRE.

BEDFORD.

Fellows :—

Eve : John Richard.
 Fenning : Herbert Samuel.
 Stafford : Robert Barry.
 Yeoman : George Dundas.

Professional Associates :—

Eve : Herbert Trustram.
 Weston : Joseph Aurelius.

GREAT BARFORD.

Fellow :—

Haughton : William Hoghton.

LUTON.

Fellow :—

Thomson : William Cunningham.

SILSOE.

Fellow :—

Trethewy : Henry.

WOBURN.

Professional Associate :—

Preston : Samuel David.

BERKSHIRE.

ABINGDON.

Fellow :—

Adkin : Charles Duncan.

ASCOT.

Fellows :—

Franklin : Thomas.
 Franklin : William Taylor.
 Jones : Francis William.

BUSCOT.

Professional Associate :—

Crosland, Walter.

DIDCOT.

Fellow :—

Rich : Robert.

Professional Associate :—

Eagland : William Francis.

HUNGERFORD.

Fellow :—

Neate : Arthur Webb.

MAIDENHEAD.

Fellow :—

Cooper : Arthur Leslie.

Professional Associate :—

Tilly : Hubert Douglas.

NEWBURY.

Fellow :—

Neate : Arthur Webb.

BERKSHIRE—continued.

READING.

Fellows :—

Connop : Newell.
 Deane : Edward.
 Egginton : John.
 Haslam : Dryland.
 Peto : James Winder.
 Shackel : George.
 Wing : William.

WALLINGFORD.

Fellow :—

Gale : Joseph John.

Associate :—

Wells : Alfred Dodd.

WANTAGE.

Fellow :—

Adkin : Charles Duncan.

Professional Associate :—

Belcher : Edward John.

WINDSOR.

Fellows :—

Buckland : Frank Bowry.
 Buckland : Henry Duneau.
 Nottage : William Griggs.

Professional Associate :—

Carter : Frank Wellington.

WOOLHAMPTON.

Professional Associate :—

Colbourn : Henry James.

BUCKINGHAMSHIRE.

BUCKINGHAM.

Fellows :—

Bennett : George.
 Harrison : James Thomas.

HIGH WYCOMBE.

Fellow :—

Vernon : Arthur,
Member of Council.

Professional Associate :—

Phillips : William Dearlove.

Associate :—

Clarke : Daniel.

LEIGHTON BUZZARD.

Fellow :—

Bruce : Robert Knight.

NEWPORT PAGNELL.

Fellow :—

Samuel : William John.

BUCKINGHAMSHIRE—*continued.*

STONY STRATFORD.

Fellow :—
Gotto: Frederick Edward.

WINSLOW.

Fellow :—
Wigley: George Davys Edward.

CAMBRIDGESHIRE.

CAMBRIDGE.

Fellows :—
Grain: Arthur Tress.
Jonas: John Carter.
Rowe: Richard Reynolds.
Wright: Thomas.

Professional Associates :—
Jonas: Harry Marshall.
Moyes: John Helenus.

ELY.

Fellow :—
Bidwell: Charles.

HISTON.

Professional Associate :—
Rowley: William Taylor.

LINTON.

Professional Associate :—
Webb: Frederic Noel.

LITTLEPORT.

Professional Associate :—
Martin: Heber Gambling.

MARCH.

Fellow :—
Little: William Cutlack.

CHESHIRE.

BIRKENHEAD.

Fellow :—
Mills: William Edward.
Professional Associate :—
Whalley: Frederick Herbert.

CHESTER.

Fellow :—
Whalley: Henry Shaw.
Professional Associate :—
Whalley: Frederick Herbert.

ECCLESTON.

Fellow :—
Parker: The Hon. Cecil Thomas.

FRODSHAM.

Fellows :—
Linaker: Charles Edward
Linaker: Henry.

KNUTSFORD.

Fellow :—
Smith: John Thompson.

CHESHIRE—*continued.*

MOLLINGTON.

Fellow :—
Davies: John.

NORTHWICH.

Professional Associate :—
Tarleton: Roger.

RUNCORN.

Fellow :—
Evans: Charles Lee.

STOCKPORT.

Fellow :—
Brady: Charles Aldis.
Professional Associate :—
Brady: Ralph Hollingshed.

TARPORLEY.

Fellow :—
Scovell: John.

WILMSLOW.

Professional Associate :—
Halkyard: William Redford.

CORNWALL.

LISKEARD.

Professional Associate :—
Benson: Robert Alan.

TRURO.

Professional Associate :—
Mead: John Henry.

CUMBERLAND

CARLISLE.

Fellows :—
Bowman: John James.
Hayton: Joseph William.
Richardson: George.

COCKERMOUTH.

Fellow :—
Clutton: William James.

PENRITH.

Fellows :—
Birkett: Tom.
Heskett: William James.
Hudson: James.

WHITEHAVEN.

Fellow :—
Stanley-Dodgson: Stanley Dickinson.

DERBYSHIRE.

BEAUCHIEF ABBEY.

Fellow :—
Sampson: George.
Professional Associate :—
Sampson: William.

DERBYSHIRE—continued.

BRETBY.

Professional Associate :—
Campbell: Colin.

BUXTON.

Fellow :—
Hubbersty: Henry Alfred.

CHESTERFIELD.

Fellows :—
Jewdine: William Wynne.
Margereson: Charles Frederic.
Martin: Gilson.
Thorpe: Christopher.

DERBY.

Fellows :—
Bower: William John.
Brailsford: Henry.
Murray: Gilbert.
Parkin: John Robert.
Popplewell: William Willott.
Shaw: John,
Member of Council.
Shaw: John, Jun.
Wright: James.
Professional Associates :—
Fuller: Thomas Alfred.
McCallum: Peter Service.
Associate :—
Strutt: The Hon. Frederick.

DUCKMANTON.

Fellow :—
Byron: Augustus William.

SHIPLEY.

Fellow :—
Sebastian-Smith: Charles.

SUDBURY.

Fellow :—
Fawkes: Algernon.

DEVONSHIRE.

BARNSTAPLE.

Fellows :—
Brown: George.
Smyth-Richards: George Copley.
Thorne: Arnold.

BEERFERRIS.

Fellow :—
Ward: Daniel.

BIDEFORD.

Fellow :—
Cooper: John Groves.

BRIDESTOWE.

Fellow :—
Ward: Frank.

BROAD-CLYST.

Associate :—
Acland: Sir Thomas Dyke, Bart.

EAST BUDLEIGH.

Fellow :—
Lipscomb: Robert Hartley.

DEVONSHIRE—continued.

EXETER.

Fellows :—
Drew: Henry,
Member of Council.
Drew: Henry Alban.
Drew: John.
Drew: John-Gould.
Dymond: Francis Williams.
Ware: Charles Edwin.

DEVONPORT.

Associate :—
Venning: John James Edgcombe.

INSTOW.

Fellow :—
Lock: William Henry.

IVY BRIDGE.

Fellow :—
Elliott: Charles.

KINGSBRIDGE.

Professional Associate :—
Watson: Richard.

LUNDY ISLAND.

Professional Associate :—
Wright: Thomas Hawkins.

MORETONHAMSTEAD.

Fellow :—
Loveys: Arthur, r. Clappitt.

NEWTON ABBOT.

Fellows :—
Rendell: Arthur Stephen.
Stooke: James.

PAIGNTON.

Professional Associate :—
Pridham: John Lawrence.

PLYMOUTH.

Fellows :—
Body: John Bond.
Foster: Joseph Burgess.
Lethbridge: Walter.
Ward: Daniel.

PRINCETOWN.

Fellow :—
Watt: Alexander.

OTTERY ST. MARY.

Fellow :—
Winder: George Alexander.

TAVISTOCK.

Fellow :—
Rundle: Edward Collins.

TEIGNMOUTH.

Fellow :—
Daintree: John Osborn.

TOTNES.

Fellows :—
Bourne: Robert Elliott.
Michelmores: Alfred.
Symons: Philip.

WEMBORTHY.

Fellow :—
Tanner: James Melhuish.

DORSETSHIRE.

DORCHESTER.

Fellow :—
Duke: Edward.

EVERSHOT.

Professional Associate :—
Wells: William Howley.

SHAFTESBURY.

Fellow :—
Day: George Carleton.

STALBRIDGE.

Fellow :—
Allen: George.

SWANAGE.

Fellow :—
Clifton: James Edward.

WEYMOUTH.

Fellows :—
Crickmay: George Rackstrow.
Crickmay: John Edward.

WIMBORNE.

Fellow :—
Paterson: Charles.

DURHAM.

CHESTER-LE-STREET.

Fellow :—
Clark: Nathaniel.

DARLINGTON.

Fellows :—
Eade: Arthur Willoughby French.
Minter: William.
Searth: William T.
Professional Associates :—
Punchard: Frederick Burt.
Smith: George Cecil.

DURHAM.

Fellows :—
Rowlandson: Christopher.
Wall: George Young.
Professional Associate :—
Hadley: Frank.

GATESHEAD-ON-TYNE.

Fellow :—
Wallace: Henry.

KEVERSTONE.

Fellow :—
Bainbridge: Robert Stagg.

SEAHAM-HARBOUR.

Fellow :—
Brydon: Robert.

STOCKTON-ON-TEES.

Fellows :—
Curry: Henry John.
Rodham: John.

DURHAM—continued.

SUNDERLAND.

Fellows :—
Hedley: John Hunt.
Hedley: Thomas Fenwick
Hedley: Thomas Fenwick, Jun.
Potts: Joseph, Jun.

ESSEX.

ARDLEIGH.

Fellow :—
Fenn: John.

BRAINTREE.

Fellow :—
Vaizey: John George.

CASTLE HEDINGHAM.

Fellow :—
Balls: James Mayhew.

CHELMSFORD.

Fellows :—
Chancellor: Frederick.
Hilliard: George Bridge.
Hilliard: George Edward.
Professional Associates :—
Christy: Archibald Ernest.
Petre: Robert George.
Phillips: George Cawkwell.
Associate :—
Gepp: Charles Bramston Osborne.

CHIGWELL.

Fellow :—
Savill: Alfred.

COLCHESTER.

Fellows :—
Fenn: John.
Moore: Harold Edward.
Start: Joseph William.
Professional Associate :—
Grimwade: Henry.

EPPING.

Fellow :—
Sworder: Hugh.

GRAYS.

Fellow :—
Cobham: Charles.

HATFIELD PEVEREL.

Professional Associate :—
Strutt: The Hon. Edward Gerald,
Professional Associate of Council

INGATESTONE.

Fellow :—
Coverdale: Frederick John.

LEYTON.

Professional Associate :—
Theobald: Henry.

MALDON.

Fellow :—
Parker: Charles Alfred.

ESSEX—continued.

RAINHAM.

Fellow :—
Blewitt: Edward Robert.

RICKLING.

Fellow :—
Judd: Francis Savile Harry.

SAFFRON WALDEN.

Fellow :—
Nockolds: Martin.
Professional Associate :—
Nockolds: Martin Charles Hubert.

SOUTHEND-ON-SEA.

Fellow :—
Tapp: Arthur.

WOODFORD.

Fellows :—
Kemsley: Joseph William.
Lee: Philip Shirling.

GLOUCESTERSHIRE.

BRISTOL.

Fellows :—
Munro: Philip.
Sturge: Robert Fowler.
Sturge: William,
Past-President.
Thomas: Josiah.
Professional Associates :—
Scammell: Thomas.
Sturge: Theodore.

CHELTENHAM.

Fellows :—
Cox: George James.
Sadler: George William.
Sanders: Thomas.
Villar: James.
Professional Associate :—
Henderson: Harry Gilbert.

GIRENCESTER.

Fellow :—
Anderson: Robert, Jun.
Whatley: Frederick Ernest.
Professional Associate :—
Muir: James.
Associate :—
Kinch: Edward.

GLOUCESTER.

Fellows :—
Knowles: Henry.
Knowles: William.

STROUD.

Professional Associate :—
Pelham-Clinton: Hubert Edward

TETBURY.

Professional Associate :—
Golightly: Charles Hugh.

HAMPSHIRE.

ALDERSHOT.

Professional Associate :—
Bulbeck: George.

ALRESFORD.

Fellow :—
Eames: Edward.

ANDOVER.

Fellows :—
Ellen: Frederick Charles.
Herbert: Allan.
Westbury: George Henry.
Westbury: Giles.
Professional Associate :—
Hooper: Alfred Frederick.

BASINGSTOKE.

Fellows :—
Raynbird: Hugh Edward.
Simmons: Charles Franklin.
Wallington: John Arthur Beach.
Professional Associate :—
Prater: Thomas Herbert.

BISHOP'S WALTHAM.

Fellow :—
Austin: Richard.
Professional Associate :—
Austin: Richard, Jun.

BOURNEMOUTH.

Fellows :—
Hankinson: Thomas James.
Roker: Mitchel John.

CARISBROOKE.

Fellow :—
Marvin: Albert Edward.

CLATFORD.

Fellow :—
Lywood: Edwin.

CHILBOLTON.

Fellow :—
Studdy: Thomas Edward.

EAST TYTHERLEY.

Professional Associate :—
Robey: Robert.

FARINGDON.

Fellow :—
Warner: Henry.

FORDINGBRIDGE.

Fellow :—
Hannen: Reginald St. John.

HAMBLEDON.

Fellow :—
Arnold: Francis.

HIGHCLERE.

Fellow :—
Rutherford: James Augustine.

HAMPSHIRE—*continued.*

MICHELDEVER.

Professional Associate :—
Pain : James.

NEWPORT.

Fellow :—
Way : Henry James.

PORTSMOUTH.

Fellow :—
King : Thomas.

PORTSEA.

Fellows :—
Blake : Frederick.
Hall : Ernest.
Kent : George Edward.
King : Thomas.
King : Sir William David

RINGWOOD.

Fellow :—
Baird : Jonathan Peel.

RYDE.

Fellow :—
Newman : Francis.

SOUTHAMPTON.

Fellows :—
Barnett : Alfred Andrew.
Hill : William Burrough.
Jurd : William.
Lemon : James.
Professional Associate :—
Perkins : Walter Frank.

SOUTHSEA.

Fellows :—
Kent : George Edward.
King : Sir William David.

TOTTEN.

Professional Associate :—
Paterson : Andrew Thompson.

UPTON GRAY.

Associate :—
Seth-Smith : Frederick.

WEST COWES.

Fellows :—
Bird : James Binfield.
Bird : James Binfield, Jun.

WINCHESTER.

Fellows :—
Comely : John Gill.
Gudgeon : George Edward.
Harris : James.
Newton : Thomas Edwin.
Pickstock : John.

WICKHAM.

Fellow :—
Smith : Charles Bovill,
Member of Council.

HEREFORDSHIRE.

HEREFORD.

Fellows :—
Apperley : William Havard.
Brown : John Powles.
Haywood : Henry.
Haywood : William Matthews.
Parker : John.
Professional Associate :—
Hewitt : William.

KINGSLAND.

Fellow :—
Ward : Thomas Bryan.

HERTFORDSHIRE.

BARKWAY.

Fellow :—
Adams : Charles Frederic.
Professional Associate :—
Balding : Albert.

BISHOPS STORTFORD.

Professional Associate :—
Robinson : Martin Catlin.

CHESHUNT.

Fellows :—
Crawter : John.
Crawter : John, Jun.
Debenham : Frank Gissing.

ELSTREE.

Fellow :—
Burnett : George John Muleaster

HARPENDEN.

Professional Associate :—
Anscombe : Ernest.

HEMEL HEMPSTEAD.

Fellow :—
Robinson : Nathaniel Wishart.

HERTFORD.

Fellows :—
Austin : Russell Gardiner.
Norris : Walter Henry.

MUCH HADHAM.

Associate :—
Gayton : Charles.

NEW BARNET.

Fellows :—
Hasluck : Lancelot Gerald.
Taylor : Edward Fergusson.

ROYSTON.

Fellow :—
Thurnall : John Edward.

SAWBRIDGEWORTH.

Professional Associate :—
Crawley : William Jeves.

HERTFORDSHIRE—*continued.***ST. ALBANS.**

Fellow :—
 Harding: Sidney Longhurst.
Professional Associates :—
 Low: Robert John.
 Martin: Thomas.

TRING.

Fellows :—
 Brown: Frank John.
 Foulkes: Septimus Giffard.
Professional Associate :—
 Brown: Arthur Macdonald.

WATFORD.

Fellows :—
 Ayres: Charles Pryor.
 Weall: John.
Professional Associate :—
 Brown: William Edward.
Associate :—
 Thomas: Hubert.

HUNTINGDONSHIRE.**BRAMPTON.**

Fellow :
 Bird: John.

HUNTINGDON.

Fellow :—
 Looker: John.

ST. NEOTS.

Fellow :—
 Peppercorn: John Hutchinson.

KENT.**ASHFORD.**

Fellows :—
 Ballard: Edmund.
 Burrows: Alfred John.
 Reid: Francis.
 Waterman: James.
Professional Associate :—
 Brown: Alexander.

AYLESFORD.

Fellow :—
 Seymour: Richard Arthur Hamilton.

BEXLEY.

Fellows :—
 Dann: Henry.
 Lucas: William Edward.

BOUGHTON-MONCHELSEA.

Fellow :—
 Smith: George.

BROMLEY.

Fellows :—
 Lepper: John Harrage.
 Payne: Frederick.

KENT—*continued.***CANTERBURY.**

Fellows :—
 Harvey: John James Sayer.
 Slater: George.
 Wacher: Thomas.

DEAL.

Fellows :—
 Honeyball: Fred Thomas.
 Nethersole: William.

DOVER.

Fellows :—
 Fry: George Frederick.
 Hayward: Henry.
 Walmisley: Arthur Thomas.

FARNINGHAM.

Professional Associate :—
 Hodsoll: William, Jun.

FAVERSHAM.

Fellow :—
 Neame: Frederick, Jun.

GRAVESEND.

Fellow :—
 Cobham: Charles.

HIGHAM.

Fellows :—
 Cobb: Robert Lake,
 Cobb: Herbert Mansfield.

IGHTHAM.

Associate :—
 Luard: Major-Gen. Chas. Edw., R.E.

LITTLE MONGEHAM.

Fellow :—
 Wilks: Richard.

MAIDSTONE.

Fellows :—
 Day: William, Jun.
 Tootell: Charles.
 Tootell: Joseph.
 Troutbeck: Robert.
 Waterman: Richard.

PADDOCK WOOD.

Fellow :—
 Tompsett: William Robert.

PLUCKLEY.

Fellow :—
 Burrows: Alfred Joe.

ROCHESTER.

Professional Associate :—
 Homan: Hubert Franklin.

ROLVENDEN.

Fellow :—
 Neve: Herbert.

SELLINGE.

Fellow :—
 Hobbs: John.

KENT—continued.

SEVENOAKS.

Fellows :—

Cronk: Edwyn Evans.
Cronk: Frank.
Cronk: William Henry.
White, John.

Professional Associate :—

Green: Thomas John.

SIDCUP.

Fellow :—

Snelling: Henry.

SITTINGBOURNE.

Fellows :—

Jackson: William Treas.
Webb: George.

Professional Associate :—

Cowper: Richard William.

THONG.

Fellow :—

Cooke: Henry.

TUNBRIDGE.

Fellow :—

Tompsett: William Robert.

Professional Associate :—

Sturgess: John Moore.

TUNBRIDGE WELLS.

Fellows :—

Brackett: Arthur William.
Brackett: William.
Langridge: George.
Langridge: William.
Roper: William.

WINGHAM.

Fellow :—

Elgar: J. Edward.

LANCASHIRE.

ASHTON-UNDER-LYNE.

Fellow :—

Holmes: James.

BAMBER BRIDGE.

Professional Associate :—

Dixon: Francis Edward.

BLACKBURN.

Fellows :—

Bertwistle: James.
McCall: George.

BURY.

Fellow :—

Nuttall: Thomas.

CLAYTON-LE-MOORS.

Fellow :—

Fletcher: Thomas.

LANCASTER.

Professional Associate :—

Roper: John Simpson.

LANCASHIRE—continued.

LIVERPOOL.

Fellows :—

Beckwith: Henry Langton.
Kirby: Edmund.
Lancaster: Charles Holland.
Lain: Coard Squarey.
Thomas: Glegge.
Wainwright: Thomas Taylor.
Walker: Col. David.

Associate :—

King: William.

LEIGH.

Professional Associate :—

Selby: John Basely.

LYTHAM.

Fellows :—

Fair: James Stretton.
Fair: Thomas.
Rea: John Marcus Beaumont.

MANCHESTER.

Fellows :—

Bancroft: Henry.
Bowden: John.
Bridgford: Ernest James.
Bridgford: Col. Robert, C.B.
Cross: John.

Member of Council.

Cross: William Haslam.
Dorning: Elias.
Eagle: William.
Fowler: Henry.
Hargraves: Stephen.
Holden: John.
Jackson: Charles.
Larmuth: George Horatio.
Maxwell: Francis William.
Maxwell: James.
Murgatroyd: James.
Neville: Henry William.
Pierson: Charles.
Raby: Joseph Walker.
Raby: William.
Radford: William.
Shelmerdine: Henry.
Statter: Thomas.
Watts: William John.
Wilson: Thomas Silk.

Professional Associates :—

Bridgford: Leo Appleton.
Dawson: Walter Henry.
Robinson: Alfred Whitmore.
Wallis: John David.
Wilson: William Edward.

Associate :—

Higgin: William Housman, Q.C.

PRESTON.

Fellows :—

Addie: Peter.
Fair: Jacob Wilson.
Fair: James Stretton.
Harding: Joseph.
Nevett: Thomas.
Park: Philip Samuel.
Park: William Philip.
Rea: John Marcus Beaumont.
Veevers: Richard.

Professional Associate :—

Johnston: Walter Henry.

LANCASHIRE—continued.**SCORTON.**

Fellow :—
Bailey : Leonard.

ST. HELEN'S.

Fellows :—
Campbell : Henry Hunter.
Hanson : Amos.

Professional Associate :—
Booth : John Frederick.

WARRINGTON.

Fellows :—
MacIver : Colin.
White : John.

WIGAN.

Fellow :—
Fair : Jacob Wilson.

LEICESTERSHIRE.**ASHBY-DE-LA-ZOUCH.**

Fellows :—
German : George.
German : John.

BLACKFORDBY.

Fellow :—
Joyce : John Hall.

HINCKLEY.

Fellow :—
Thorpe : William.

KNIPTON.

Fellow :—
Green : Valentine.

LEICESTER.

Fellows :—
Clare : Edward Lovell.
Clare : William Harcourt Lovell.
Clough-Taylor : Horace George
Draper : Arthur Thomas.
Everard : John Breedon.
Goddard : Joseph.
Goodacre : Robert Johnson.
Miles : William Frederick.
Rolleston : John Fowke Lancelot,
Member of Council.
Rolleston : Wm. Gustavus Stanhope.
Sebastian-Smith : Charles.

LOUGHBOROUGH.

Fellows :—
Hodson : George.
Woolley : William Edward.
Professional Associate :—
Holbeche : Emilian Henry.

MARKET HARBOROUGH.

Fellows :—
Fisher : Charles Browning.
Fisher : Edward Knapp.
Professional Associate :—
Coales : Herbert George.

LEICESTERSHIRE—continued.**MOUNTSORREL.**

Fellow :—
Martin : Robert Frewen.

WOODHOUSE.

Fellow :—
Humphreys : Henry.

LINCOLNSHIRE.**ALFORD.**

Fellow :—
Higgins : Frederic.

BOSTON.

Fellow :—
Hawley : Henry Michael.

BRIGG.

Fellows :—
Cave : Henry H.
Tindall : Charles William.

GRANTHAM.

Fellow :—
Gamble : Sidney Gompertz.
Associate :—
Scott : The Hon. Henry Robert..

GRIMSBY.

Fellow :—
Birkett : William.

HOLBEACH.

Fellow :—
Abbott : William.

LEADENHAM.

Fellow :—
Crofts : Ewan Neville.

LINCOLN.

Fellow :—
Woolley : Reginald.

LOUTH.

Fellow :—
Mason : Charles.

METHERINGHAM.

Fellow :—
Gilpin-Brown : William Dundas.

SPALDING.

Fellow :—
Kingston : Samuel.

STAMFORD.

Fellow :—
Richardson : James.

ULCEBY.

Fellow :—
Turner : John.

WAINFLEET.

Fellows :—
Martin : James,
Member of Council.
Martin : Walter.

LONDON AND NEIGHBOURHOOD.

Fellows :—

Adams: Charles Frederick.
 Adams: Henry.
 Allen: Henry Robert.
 Andrews: John.
 Arding: Charles Bennett.

Badcock: Philip.
 Barfield: Frederic Henry.
 Barnes-Williams, Thomas.
 Barry: Charles.
 Bate: Thomas.
 Battam: Frederick Thomas.
 Batterbury: Thomas.
 Beadel: William James.

Past-President.

Beauchamp: Charles Davie.
 Bedells: Charles Herbert.
 Bedells: Charles King.
 Beeston: Frederick.
 Beken: George.
 Bell: George Graham.
 Benningfield: Henry.
 Berridge: Robert.
 Bickerton: George Arthur.
 Bingham: Reuben.
 Bird: James Binfield.
 Bird: James Binfield, Jun.
 Bird: Walter.
 Blackford: Arthur.
 Blake: William John, Jun.
 Blakemore: William Agutter.
 Blashill: Thomas.
 Bolam: Charles Godfrey.
 Bolden: John Leonard.
 Bond: Erasmus.
 Bonny: James Rippoth.
 Bontor: Frank Arthur.
 Boodle: Francis Edward.
 Booker: Algernon Erskine.
 Bovill: Alfred.
 Bowditch: Henry.
 Bowler: William Anthony.
 Boyd: John Jermyn.
 Boyes: Henry Cowell.
 Bray: Harry.
 Breach: Benjamin l'Anson.
 Brereton: Franc Sadleir.
 Brinsley: George.
 Bridgewater: Bentley James.
 Brown: Bradshaw.
 Brown: Daniel Johnson.
 Brown: George James.
 Brown: William Blumfield.
 Browne: Flint.
 Buckland: Alfred Virgoe.
 Buckland: Henry Duneau.
 Burmester: John William Stanley.
 Burnell: Edward Henry.
 Burnett: David.
 Burroughes: Thomas Henry
 Buzzard: Alfred Lindsey.

Cæsar: Charles Edward.
 Carew: John Theodore.
 Carritt: Ernest.
 Carpenter: Evan George.
 Cartwright: Sir Henry Edward.
 Castle: Henry James, Sen.,
 Castle: Henry James, Jun.
 Castle: Sydney Charles Courtenay.
 Castle: William Henry Baldwin.

LONDON AND NEIGHBOURHOOD—continued.

Fellows :—

Cates: Arthur.
 Chadwick: Spencer.
 Chancellor: Frederick.
 Charles: Richard Stafford.
 Chesterton: Edward.
 Chesterton: Sidney Rawlins.
 Cheston: Chester.
 Child: Fred.
 Chinnock: Frederick George.
 Clark: Samuel.
 Clarke: Howard Chatfeild.
 Clarke: Percy Henry.
 Clarke: Thomas Chatfeild,
Vice-President.
 Clifton: William Edward.
 Clutton: John.

Past-President.

Clutton: John Henry.
 Clutton: Ralph.
 Clutton: Robert George,
Member of Council.

Cobb: Herbert Mansfield.
 Cobb: Robert Lake.
 Coles: John Robert.
 Collier: Richard James.
 Collins: Henry Hyman.
 Connop: Newell.
 Cooper: John Thomas.
 Corderoy: George.
 Coverdale: Henry.
 Cawter: John, Jun.
 Crickmay: George Rackstrow.
 Cronk: Edwyn Evans.
 Cronk: Frank.
 Cross: William Stephens.
 Currey: Henry.
 Currey: Percivall.
 Curtis: Charles Edward.
 Curdis: Robert Leabon.
 Curtis: Samuel Perkins.

Dale: John.
 Dallas: Edwin Stuart.
 Davies: George Humphreys.
 Davis: Charles James.
 Davis: James.
 Daw: William Herbert.
 Deacon: Thomas Mark.
 Dearle: William Henry.
 Debenham: Frank Gissing.
 Debenham: Thomas Nunn.
 Dennant: William Freeth.
 Denton: John Bailey.
 Dinwiddy: Thomas.
 Doll: Charles Fitzroy.
 Dowden: Henry Joseph.
 Dowling: Clement.
 Downing: Frederick.
 Driver: Charles William.
 Driver: Robert Collier.

President.

Driver: Robert Manning.
 Drury: Edward Dru.
 Dunch: Charles.
 Dunlop: Alexander Milne,
Member of Council.
 Dyer: William John.

Eales: Frederick Ernest.
 Eiloart: Frederick Edward.
 Eldridge: Herbert.
 Ellis: Henry.

LONDON AND NEIGHBOUR-
HOOD—continued.

Fellows:—

Ellis: Herbert Moates.
 Ellis: Richard Adam.
 Ellis: Sir John Whittaker, Bart., M.P.
 Emmanuel: Barrow.
 Eve: William.
 Eves: George.

Farmer: Edmund.
 Farrar: Sidney Howard.
 Field: James Frederick.
 Field: Walter William.
 Fleetwood: George.
 Foster: Charles Rolls.
 Fowler: Sydney.
 Francis: George Futvoys.
 Francis: Leon Albert.
 Franklin: Arthur.
 Franklin: Thomas Frederick.
 Freeman: Sydney.
 Fuller: Ernest.
 Fuller: George John.
 Fuller: Harry.
 Fuller: Herbert Henry.
 Furber: Herbert.
 Furber: William.

Gairdner: Edward James.
 Galsworthy: Frederick Thomas,

Member of Council.

Gandy: James.
 Gardiner: Edward James.
 Gardiner: William James.
 Garrard: Arthur,

Member of Council.

Gate: Alfred Joseph.
 Gibb: William Pashley.
 Gilbert: William Henry Sainsbury.
 Girdwood: James.
 Glasier: George Henry Brougham.
 Glead: Richard Cummings.
 Goddard: Joseph.
 Goodchild: Josiah.
 Goodwyn: Leonard William.
 Gore: Spencer W.
 Goulding: William Purdham.
 Graves: Walter.
 Green: James.
 Green: Samuel.
 Green: Thomas Joseph.
 Grellier: Harley Mair.
 Grose: Vincent John.
 Gwyther: William Warlow.

Hackford: George.
 Haddock: Roland.
 Hall: John George.
 Hall: Walter.
 Hallett: William Brown.
 Hamilton: Henry.
 Hamilton: John.
 Hancock: William St. John Hü.
 Hansell: Reginald Goddard.
 Hardcastle: Fredk. Henry Appleton.
 Harding: Edward Ernest.
 Harrington: George Frederick.
 Harston: Arthur.
 Hart: William Frederick.
 Harvey: Frederick Henry.
 Haywood: Charles, Lieut.-Colonel.
 Heelis: William.
 Henderson: Henry Arthur.
 Heron: William Charles.
 Herring: William Arthur Warwick.

LONDON AND NEIGHBOUR-
HOOD—continued.

Fellows:—

Hilton: John.
 Hine: George Ernest.
 Hobson: Frederick William.
 Hodge: Leonard Percival.
 Hodson: George.
 Holcombe: Walter.
 Holland: Thomas James, Jun.
 Hope: William Elliott.
 Hopkins: Alfred James.
 Horne: William Edgar.
 Horsey: Frederick.
 Hovenden: Henry Edward.
 Hovenden: Thomas Henry.
 Hudson: Arthur Byrne.
 Hudson: William.
 Hugman: Charles Eady.
 Hull: Charles.
 Humphreys: Charles.
 Hunt: Henry Arthur.
 Hunt: Josiah.
 Hunter: William Havard.
 Huxley: Walter Freeman.

I'Anson: Edward Blakeway.
 Inman: Marshall Nisbet.

Jenkinson: William Wilberforce.
 Johnson: Henry.
 Jonas: Henry.
 Jones: Charles.
 Jones: Charles Frederick.
 Jones: Henry Arthur.
 Joseph: Delissa.

Kedgley: Charles.
 Keirle: Robert.
 Kennedy: James.
 Kersey: Alexander Henry.
 King: Alfred.

Lambert: William.
 Lang: Charles Augustus.
 Lansdown: George.
 Lawrence: William Robert.
 Leane: George Henry.
 Leaning: John.
 Lee: Charles Williams.
 Lee: Frederick.
 Lee: Philip Shirling.
 Leonard: Henry Holmes.
 Le Rossignol: Frances.
 Lightfoot: Francis Lowry.
 Lines: Richard Samuel.
 Lofts: Henry.
 Lovegrove: Henry.
 Lovejoy: Alfred.
 Lowe: Charles Harlowe.

Mann: Charles John.
 Mann: James Bagshaw.
 Mann: Robert Wilks.
 Marr: James.
 Marriott: George Wharton.
 Martin: George Dennis.
 Martin: Howard.
 Masterman: George Hughes.
 Mathews: Joseph Douglas.
 Matthews: William.
 Maude: Raymond William.
 Maylard: Charles Grason.
 Middleton: Reginald Empson.
 Millar: Charles William.
 Monckton: Henry Percival.
 Moody: Thomas.

LONDON AND NEIGHBOURHOOD—continued.

Fellows:—

Moore: Alfrie i.
 Moore: Frederic.
 Moore: Harold Edward.
 Mortimer: John Camden.
 Mullett: Frederick Augustus.

Newman: Arthur Harrison.
 Newman: Charles Henry.
 Newman: George.
 Newmarch: Henry Charles.
 Newson: Harry Carss.
 Nichols: Daniel Cubitt.
 Norman: James Maurice.
 Norman: William.
 Norman: William Horace.
 North: George.
 Northcroft: Henry.
 Notley: Richard Albert.
 Notley: Robert Pledge.

Oakley: Christopher,
Member of Council.
 Oakley: William.
 Osborne: Alfred William.
 Orgill: John Berwick.

Page: Robert.
 Pain: Coard Squarey.
 Parker: Charles Alfred.
 Parr: Samuel.
 Pattisson: Jacob Luard.
 Paull: Alan.
 Paxton: Edward Hayton.
 Payne: Alexander.
 Peck: Henry William.
 Peck: William Roland.
 Peebles: Alexander.
 Penfold: John Wornham.

Honorary Secretary.

Pilditch: Philip Edward.
 Pinks: Edwin Charles.
 Pollard: Harry Emans.
 Popplewell: William Willott.
 Porter: Alfred.
 Pownall: George Harry.
 Purchase: Edward Keynes.

Read: George Huntly.
 Reddall: David Gadsden.
 Rees: William Andrew.
 Reeves: Benjamin Austen.
 Reid: Patrick Sandeman.
 Rex: Francis Herbert.
 Rex: William.
 Richards: Alfred.
 Richards: Henry Brinley.
 Richmond: Walter Coleridge.
 Rickman: Thomas Miller,
Member of Council.
 Riddle: Frederick Henry Brimble.
 Roberts: Henry Croydon.
 Roberts: Richard.
 Robins: Edward.
 Robins: Edward Cookworthy.
 Robinson: Charles Edward.
 Robinson: Henry.
 Robson: Edward Robert.
 Rogers: Edward Phippard George.
 Rogers: William Bennett.
 Roods: Alfred.
 Rüntz: Ernest Augustus.
 Rushworth: Edmund Walter.
 Rutley: Charles.

LONDON AND NEIGHBOURHOOD—continued.

Fellows:—

Rutley: Frank.
 Ryde: Arthur Lyon.
 Ryde: Edward,
Past-President.

St. Quintin: Perry.
 St. Quintin: Richard Samuel.
 Sanday: George Henry.
 Saunders: Cecil George.
 Saunders: Edward.
 Savill: Alfred.
 Savill: Alfred, Jun.
 Selby: Charles Frederic.
 Seth-Smith: William Howard.
 Sheppard: Ernest.
 Sherrin: John Lester.
 Sherwin: Joseph Henry.
 Shoppee: Charles Herbert.
 Shoppee: Charles John,
Vice-President.

Simms: Walter.
 Smallpeice: George Baker.
 Smith: Charles John.
 Smith: Edward.
 Smith: Henry.
 Smith: Henry Herbert.
 Snelling: Henry.
 Southwell: Charles Josiah.
 Squarey: Elias Pitts.

Past-President.

Squarey: Newell William Pitts.
 Squire: Richard.
 Stanger: Caleb.
 Stenning: Alexander Rose.
 Stephenson: Charles William.
 Stevens: Charles Vivian.
 Stevens: William Charles.
 Steward: Herbert Thomas.
 Stock: Henry.
 Stoner: Alfred.
 Strudwick: Hayward James.
 Strudwick: William Henry.
 Tabberer: Benjamin.
 Tanner: Henry.
 Tapp: Arthur.
 Tatham: George Henry.
 Taylor: Edward Fergusson.
 Taylor: Richard Frederick.
 Terry: Frederick John.
 Tewson: Edward.
 Tewson: Edward Arthur.
 Theobald: Henry Wells Dewhurst.
 Thompson: Arthur Edward.
 Thurgood: Herbert John.
 Thurgood: William Henry.
 Thynne: Edward Lewis.
 Thynne: Frederick George.
 Thynne: Guy Harry.
 Tolley: James.
 Tootell: Richard William.
 Treadwell: Henry John.
 Trist: John William.
 Trollope: Charles Brown.
 Trumper: Richard.
 Tuckett: Philip Debell.
 Tunley: George.

Vaizey: John George.
 Venables: Frederick.
 Vernon: Arthur,
Member of Council.
 Vernon: Walter Liberty.
 Vigers: Astley.

LONDON AND NEIGHBOURHOOD—continued.

Fellows :—

Vigers: Edward.
 Vigers: Francis,
Vice-President.
 Vigers: Leslie Robert.
 Vigers: Martin.
 Vigers: Robert,
Member of Council.
 Wagstaffe: Thomas Rogers.
 Walcott: Lyons Roden Sympson.
 Walker: Samuel.
 Walmisley: Arthur Thomas.
 Ward: George.
 Warner: William Henry.
 Waters: William Richard.
 Watney: Daniel,
Vice-President.
 Watney: Walter Daniel.
 Watson: Alfred.
 Watts: Charles.
 Weatherall: Henry.
 Weaver: William.
 Webb: William.
 Wharton: Thomas George.
 Whitaker: George.
 Whiteley: Charles Percy.
 Widnell: Frederick Grainger.
 Wilkinson: George Ayscough.
 Wilkinson: William.
 Williams: Leonard James.
 Wilson: Sir Jacob.
 Withall: Richard Augustus.
 Wood: John Daniel.
 Woods: Henry.
 Woodward: William.
 Wreathall: Robert T.
 Wrightson: Arthur Frederick.

Young: Douglas.

Professional Associates :—

Adkin: Beniah Whitley.
 Assiter: Harry G.
 Baker: Cecil Cautley.
 Ball: James Benjamin.
 Ball: William Alfred.
 Ballard: William Washington.
 Barnes: George Frederick.
 Beadel: Henry Grant.
 Bousfield: Edwin Vaughan Davenport.
 Briggs: John.
 Brown: William Arthur.
 Buckland: William Thomas.
 Bushell: Henry.
 Buss: Fleetwood George William.
 Cardall: Frederic William.
 Carter: Alfred Presley.
 Chalcraft: Henry Terrell.
 Chapman: Vaughan Godfrey St. John.
 Chester: William Richard.
 Christy: Archibald Ernest.
 Clayden: Walter.
 Collier: Arthur Charles.
 Collingham: J. Cyril Lees.
 Collins: Marens E.
 Cooke: William George.
 Cresswell: John Theodore Ross.
 Cross: John.
 Crouch: James Leonard.
 Cudlipp: William.
 Cumberbatch: Carlton Parry.

LONDON AND NEIGHBOURHOOD—continued.

Professional Associates :—

Daffarn: Thomas Alfred.
 Dansie: Frederick Crown.
 Darch: John.
 Dash: Roland Ashford.
 Dendy: William Cooper.
 Done: John James.
 Drew: Allen.
 Dudley: Edgar.
 Dunning: Bernard Simon.
 Easton: Edward.
 Ellis: Charles Godwin.
 Ellis: Ralph Staples.
 Elwell: William Henry.
 Evans: Tom Augustus John.
 Eves: William Lionel.
 Fawcett: James Pogue.
 Few: Harry Garrard.
 Fitness: John Francis.
 Fletcher: George Rivers.
 Flint: William Hurst.
 Foster: Frank.
 Furber: Henry Aubrey.
 Galsworthy: Vincent Somers.
 Gibbon: William Jacomb.
 Gibson: Walter Matthew.
 Giddy: Osman Horton.
 Gore: William Joll.
 Gow: James.
 Grant: Harry Græme.
 Grant: Joseph.
 Green: James Henry Townsend.
 Greenop: Edward.
 Grimes: Ralph Fearon.
 Grover: Arthur.
 Halton: Harry Russell.
 Hamilton: John Paynter.
 Harding: Frederick Allcroft.
 Hardy: Temple.
 Harper: Edgar Josiah.
 Haskins: William Albion.
 Head: John George.
 Hebden: George Radcliffe.
 Hedger: Arthur Constantine.
 Henry: Edward Hugh.
 Hicks: Stanley.
 Higgins: George.
 Holmes: James Thomas.
 Hopkins: Edwin.
 Howell: Ernest John.
 Ingram: Henry Law.
 Jessett: Charles.
 Johnston: Andrew.
 Jonas: Samuel Marshall.
 Jones: Frederick Herbert.
 Jones: Thomas.
 Jordan: George Henry.
 Jull: William Vincent.
 Keeling: Gilbert.
 Keer: William.
 King: William Isaac.
 Lambert: Godfrey Charles.
 Lee: John Wilfrid.
 Lightfoot: John George.
 Lofts: Henry Fairiam.
 Lovesay: William.
 Lowe: Charles Robert.

LONDON AND NEIGHBOURHOOD—continued.

Professional Associates :—

Lucas: Joseph.
 Lumley: Julian Arthur.
 Lynch: James Henry.
 Maddox: Charles Ralph.
 Mann: Robert Bagshaw.
 Mason: Charles William Hayley.
 Melrose: Frank.
 Merrett: James.
 Meston: Joseph Fyfe.
 Milnes: Robert, Jun.
 Mixer: Edward.
 Moss: Thomas Walter.

Norris: Edward James.
 Norton: George Percy.

Page: Thomas Gowland.
 Parris: Charles John.
 Parry: Richard.
 Pearce: Frederick William.
 Pearce: William John.
 Perks: Sydney.
 Perrers: Harry Wilson.
 Pewtreas: Herbert Wilmshurst.
 Phillips: John Henry.
 Physick: Walter Frederick.
 Price: Thomas William.

Rex: Charles William.
 Roberts: Charles Gordon.
 Roberts: Q. Charles.
 Robinson: James Thomas.
 Ross: David James.
 Ryde: Charles Bertram.

Sabin: Joseph Henry.
 Sadler: George William, Jun.
 Satchell: Herbert Arnold.
 Saunders: Charles Herbert.
 Saunders: Samuel Brown.
 Selby: Frank.
 Sexby: John James.
 Shackle: Edward Neild.
 Sherry: Nathaniel.
 Skewis: Edwin.
 Skingle: Alfred.
 Slade: Isaac.
 Smith: George Cecil.
 Smyth: Edward.

Professional Associate of Council.

Stacey: William.
 Stainton: Francis Charles.
 Stenning: Percy Haines.
 Stevenson: Frederick J.
 Stower: Joseph.
 Stucké, William Henry.
 Starley: Arthur Dyson.
 Swinscow: Harold Edwin.

Taylor: George.
 Theobald: Henry.
 Thompson: Alfred.
 Thurgood: Ernest Charles.
 Trollope: Henry Charles.
 Trumper: John Alfred.
 Tyler: James William.

Vigers: Sidney.

Wain: George Sparrow.
 Walker: Leon Victor.
 Warton: Wilfred.

LONDON AND NEIGHBOURHOOD—continued.

Professional Associates :—

Watson: George.
 Wells: Edward Ogbourn.
 Weston: George.
 Wheeler: Charles Trevor Ogle.
 Wilcocks: Frederick C.
 Williams: Tom.
 Willoughby: Charles William.
 Wood: Henry.
 Wordley, Alexander George.
 Worthington: James Scott.
 Young: Andrew.
 Young: Morgan Henry.

Associates :—

Banks: John Eldon.
 Barnes: George Frederick.
 Barry: John Wolfe.
Associate of Council.
 Batten: John Winterbotham.
 Seale: James Samuel.
 Bidder: George Parker, Q.C.
 Birch: Robert William Peregrine.
 Boulger: George Edward Simonds.
 Bramwell: Sir Fredk. Joseph, F.R.S.
 Bristowe: Arthur Lynn.
 Bund: John W. Willis.

Cadell: George.
 Carlisle: William Thomas.
 Castle: Edward James, Q.C.
 Clarke: Sir Edward, Q.C., M.P.
 Clode: Walter.
 Clutton: Hubert Spencer.
 Cripps: Charles Alfred, Q.C.

Dethridge: Frank.
 Druce: Samuel Benjamin Large.
 Elton: Charles Isaac, Q.C., M.P.

Fowler: Sir John.
 Freeman: George Mallows.
 Freshfield: Edwin.
 Freshfield: William Dawes.

Goldney: Gabriel Prior.
 Grantham: Richard Boxall.
 Grantham: Richard Fuge.
 Gray: James.
 Groves: William.
 Gully: William Court, Q.C., M.P.

Halsey: Edward Joseph.
 Hamilton: Henry Best Hans.
 Hamond: Thomas Astley Horace.
 Hudson: Alfred Arthur.

James: Sir Henry, Q.C., M.P.

Ledgard: Frederick Thos. Durell, Q.C.
 Littler: Ralph Daniel Makinson, Q.C.
 Lott: Joseph.

Marriott: The Right Hon. Sir William
 Thackeray, Q.C., M.P.
 Marshall: Frederick.
 Meysey-Thompson: Albert Childers
 Moulton: John Fletcher, Q.C.
 Munton: Francis Kerridge.

Philbrick: Frederick Adolphus, Q.C.
 Pollard: Edward Hutchinson.
 Pope: Samuel, Q.C.

LONDON AND NEIGHBOURHOOD—*continued.**Associates :—*

Potter, William, Q. C.
Procter: Foster Wilfred.

Quick: Joseph.

Rees: John Charles.
Rickards: Arthur George.
Rigg: Herbert Addington.
Ryde: Walter Cranley.

Shoppee: Gerald Augustine.
Sladen: St. Barbe.
Smith: Lumley, Q. C.
Statham: William Arnold.
Stephens: Pembroke S., Q. C.
Stevens: William Richard.
Sutton: Henry.

Taylor: John Herbert.

Warren: Reginald Augustus.
Webster: Sir Rehd. Everard, Q. C., M. P.,
Associate of Council.

Wheeler: Thomas Whittenbury, Q. C.
White: Frederick Meadows, Q. C.
White: Thomas Jennings.
Will: John Shiress, Q. C., M. P.
Winckworth: Lewis.
Woolf: Sidney, Q. C.

MONMOUTHSHIRE.

DIXTON.

Fellow :—

Wanklyn: Phillip Endell.

NEWPORT.

Fellows :—

Graham: William.
Hitchcox: William.
Rees: William George.
Tanner: William.

NORFOLK.

ATTLEBOROUGH.

Fellow :—

Salter: William Herbert.

COSTON.

Fellow :—

Atkins: Sydney George.

DISS.

Fellow :—

Gaze: Thomas William.

DOWNHAM MARKET.

Fellow :—

Hawkins: Charles.

EAST RAYNHAM.

Fellow :—

Gayford: Henry John.

NORFOLK—*continued.*

HORSTEAD.

Fellow :—

Falcon: Michael, Jun.

KING'S LYNN.

Fellow :—

Wright: William Edward.

MELTON-CONSTABLE.

Fellow :—

Beck: Edward William.

NORWICH.

Fellows :—

Hornor: Charles Jared.
Hornor: Francis.
Mills: Samuel Mealing.
Rose: Thomas.
Spelman: Clement Charles Rix.

Professional Associate :—

Forster: Walter Hill.

SANDRINGHAM.

Fellow :—

Beck: Edmund.

THETFORD.

Fellow :—

Barker: Caleb.

Professional Associate :—

Hall: Charles Pell.

THORPE ST. ANDREW.

Fellow :—

Scriven: Charles Herbert.

WEST RUDHAM.

Fellow :—

Freuer: William.

NORTHAMPTONSHIRE.

BRACKLEY.

Fellow :—

Russel: Robert John.

HORTON.

Fellow :—

Cave: Thomas Newman.

KETTERING.

Fellow :—

Bolam: Charles Godfrey.

NORTHAMPTON.

Fellow :—

Law: Edmund.

OVERSTONE.

Fellow :—

Dickson: Thomas Arthur.

PETERBOROUGH.

Fellows :—

Edwardes: Charles Bidwell.
Laurance: John.
Lyster: Thomas Rice Somerville.

NORTHUMBERLAND.

ALNWICK.

Fellows :—

Tomlinson: Thomas.
 Wheler: Edward Galton.
 Wilson: Sir Jacob.

BOTHAL.

Fellows :—

Sample: Thomas.
 Sample: William Collings.

MATFEN.

Fellow :—

Sample: Charles Herbert.

NEWCASTLE-UPON-TYNE.

Fellows :—

Armstrong: Thomas John.
 Bolam: William Thomas.
 Parmeter: Frank.
 Taylor: John William.

NOTTINGHAMSHIRE.

BEESTON.

Fellow :—

Bowley: John Cross.

BOTTESFORD.

Fellow :—

Green: Valentine.

EAST BRIDGFORD.

Fellows :—

Beaumont: Charles.
 Beaumont: George.

EPPERSTONE.

Fellow :—

Huskinson: William Lambe.
Professional Associate :—
 Huskinson: Thomas William.

MANSFIELD.

Fellows :—

Neale: Charles James.
 Turner: Frederick John.
Professional Associate :—
 Butterworth: Josiah.

NOTTINGHAM.

Fellows :—

Barnes: John William James.
 Evans: Robert.
 Hine: George Thomas.
 Jackson: Frederick.
 Morris: Charles.
 Walker: Herbert.
Professional Associate :—
 Payne: William Percy.

OLLERTON.

Fellow :—

Bell: Joseph Askew.

OSBERTON.

Fellow :—

Lister-Kaye: Charles Wilkinson.

NOTTINGHAMSHIRE—continued.

RETTFORD.

Fellow :

Walker: Joshua.

SOUTH COLLINGHAM.

Fellows :—

Wigram: John.
 Woolley: Reginald.
 Woolley: Thomas Cecil Smith.

WOLLATON.

Fellow :—

Wright: William.

WORKSOP.

Fellow :—

Turner: Thomas Warner.

OXFORDSHIRE.

BANBURY.

Fellows :—

North: George Frederic.
 Russel: Robert John.

BICESTER.

Fellows :—

Castle: George Richard.
 Holiday: Frederick Dean.
 Little: William Davis.

CAVERSHAM.

Professional Associate :—

Haslam: Dryland, Jun.

HENLEY-ON-THAMES.

Fellows :—

Beever: William Frederick Holt.
 Simmons: Charles.
 Simmons: Charles Franklin.
Professional Associate :—
 Simmons: William Anker.

KIRTLINGTON.

Professional Associate :—

Dashwood: Frederick Loftus.

OXFORD.

Fellows :—

Castle: Arthur.
 Castle: Robert.
 Egerton: Hubert Decimus.
 Field: Francis Hayward.
 Galpin: Charles Alexander.
 Galpin: John.
Professional Associate :—
 Rose: Edward Joseph.

TETSWORTH.

Fellow :—

Watson: John.
Professional Associate :—
 Watson: James Bruce.

WITNEY.

Professional Associate :—

Bateman: Arthur Charles.

SHROPSHIRE.

ASTON-ON-CLUN.

Fellow :—

Ward: Felix John.

SHROPSHIRE—continued.

BROSELY.

Fellow :—

Thursfield: Thomas Howells.

BRIDGNORTH.

Fellows :—

De Wend: William Fenton.

Wyley: Henry James.

CHIRBURY.

Fellow :—

Morris: Edward Henry.

CLEOBURY NORTH.

Fellow :—

Dodgson: Wilfred Longley.

CORRA.

Professional Associate :

Palamountain: Joseph William.

ELLESMERE.

Fellow :—

Tower: Brownlow Richd. Christopher.

KNOCKIN.

Fellow :—

Griffiths: Edward, Jun.

LEATON.

Fellow :—

Hickman: Thomas.

LUDLOW.

Fellows :—

Dodgson: Wilfred Longley.

Fenn: Thomas.

LYDBURY NORTH.

Fellow :—

Newill: Robert Henry.

MUCH WENLOCK.

Fellow :—

Selby-Bigge, Charles P. O.

OSWESTRY.

Fellow :—

Lawford: William Robinson.

SHIFNAL.

Fellow :—

Lane: Cecil Newton.

SHREWSBURY.

Fellows :—

Ashdown: Augustus Harding.

Burd: Laurence.

Burd: Timotheus Henry.

Evans: William Ernest.

Owen: Henry.

Swettenham: William Norman.

Wyley: William John.

Professional Associates :—

Hall: William Timothy.

Salt: Reginald Nowell.

SOMERSETSHIRE.

BATH.

Fellows :—

Silcock: Thomas Bath.

Spackman: Charles Chantry.

Spackman: Henry.

SOMERSETSHIRE—continued.

BRUTON.

Fellow :—

Bennett: Thomas Oatley.

Professional Associate :—

Cheney: Edwin John.

KEYNSHAM.

Fellow :—

Daniel: Harry Augustus Hood.

MISTERTON.

Fellows :—

Combes: Cyrus.

Parsons: Frank Donisthorpe.

Parsons: Henry.

Parsons: Henry John Donne.

Parsons: Robert Maurice Peters.

SHEPTON MALLET.

Fellows :—

Heard: Herbert.

Wainwright: Charles Rawlinson.

Wainwright: Charles Rawlinson, Jun.

TAUNTON.

Fellows :—

Hussey: Frank Tooze.

Knollys: James Edward.

WELLS.

Fellows :—

Hippisley: Edwin.

Hippisley: Edwin Maggs.

Hippisley: William John.

WESTON-SUPER-MARE.

Fellow :—

Mylne: William John Home.

WILLITON.

Fellow :—

Andrew: Thomas Hawkes.

STAFFORDSHIRE.

ENDON.

Fellow :—

Heaton: George Herbert.

LICHFIELD.

Fellow :—

Inge: Charles Henry.

LITTLE INGESTRE.

Fellow :—

Mynors: Walter Charles Towers.

MARCHINGTON.

Fellow :—

Hardy: Richard Thomas Ash.

NEWBOROUGH.

Fellow :—

Hussey: Robert.

PENKRIDGE.

Fellow :—

Foden: Edward Antrobus.

STAFFORD.

Fellows :—

Sandy: Henry.

Turnor: Exsuperius Weston.

STAFFORDSHIRE—continued.

STOKE-UPON-TRENT.

Fellow :—
 Forshaw: Edward.
Professional Associate :—
 Blundell: Harry.

TAMWORTH.

Fellow :—
 Arnold: William.
Professional Associate :—
 Bidwell: Shelford.

WOLVERHAMPTON.

Fellow :—
 Duncalfe: Henry George.
Professional Associate :—
 Vale: Henry.

SUFFOLK.

BURY ST. EDMUNDS.

Fellow :—
 Scott: Henry Lacy.

HAVERHILL.

Professional Associate :—
 Rand: John.

HOLLESLEY BAY.

Fellow :—
 Beard: Edwin Thomas.

HORSECROFT.

Fellow :—
 Simpson: Robert Thomas.

IPSWICH.

Fellows :—
 Spurling: Henry.
 Turner: William.
Professional Associates :—
 Bond: Frederick George.
 Turner: Percy.

LIVERMORE.

Fellow :—
 Fergusson: James.

NEWMARKET.

Fellow :—
 Boa: Andrew.

SUDBURY.

Fellow :—
 Coote: George.

WOODBIDGE.

Professional Associate :—
 Arnott: John.

SURREY.

BYFLEET.

Fellow :—
 Dash: Thomas Alexis.

SURREY—continued.

CHERTSEY.

Professional Associate :—
 Waterer: Clarence.

COBHAM.

Professional Associate :—
 Hooper: Cecil Henry.
Associate :—
 Seth-Smith: Archibald.

ENGLEFIELD GREEN.

Fellows :—
 Menzies: William.
 Simmonds: Frederick.

FARNHAM.

Fellows :—
 Eggar: James Alfred.
 Nash: Alfred James.
Professional Associate :—
 Williams: William Welsby.

GODALMING.

Fellow :—
 Mellersh: Alfred William.

GUILDFORD.

Fellows :—
 Bowles: Arthur Humphrey.
 Drewitt: George.
 Ellis: Ernest Harold.
 Lee: William.
 Messenger: William Harry.
 Smallpiece: George Baker.

KINGSTON-ON-THAMES.

Fellows :—
 Bailey: Harry David Chinery.
 Phillips: William Edwin.

LEATHERHEAD.

Fellow :—
 Noel: Byron Bruce.

LINGFIELD.

Fellow :—
 Darley: William.

MAYBURY.

Professional Associate :—
 Rigden: Charles Furner.

MITCHAM.

Fellow :—
 Chart: Robert Masters.

REDHILL.

Fellow :—
 Stacey: Harrie.

REIGATE.

Fellows :—
 Clutton: Henry.
 Clutton: Ralph William.
 Lees: John.
 Pym: George Edwin.
Professional Associates :—
 Blunt: Herbert Arthur Scawen.
 Garrod: Herbert James.
 Thornton: William Henry.
Associate :—
 Head: John Merrick.

SURREY—*continued.*

RICHMOND.

*Fellows :—*Chancellor: Albert.
Maynard: Edward.*Professional Associate :—*

Cave: Basil Shillito.

WIMBLEDON.

Fellow :—

Oborne: Alfred William.

SUSSEX.

BRIGHTON.

*Fellows :—*Welch: Frederick William.
Wilkinson: Thomas.
Wood: Frederick.*Professional Associate :—*

Udny: Augustus Charles.

Associate :—

Wing: Thomas Twining.

CHICHESTER.

*Fellows :—*Hobgen: Francis Neale.
Wyatt: Oliver Newman.

CRAWLEY.

Fellow :—

Wood: William.

Professional Associate :—

Taylor: George.

EASTBOURNE.

Professional Associate :—

Woolnough: John William.

EAST GRINSTEAD.

Fellow :—

Turner: Charles.

HAILSHAM.

Fellow :—

Burtenshaw: Albert.

HASTINGS.

*Fellows :—*Dray: Alfred.
Vernon: Walter Liberty.
Vidler: James Coleman.
Woodhams: James.*Professional Associate :—*

Davey: Henry Thomas.

HAYWARD'S HEATH.

Fellow :—

Bannister: Thomas.

HORSHAM.

Fellow :—

King: Frank Hulme.

LEWES.

*Fellows :—*Card: Henry Curtis.
Ingram: Walter Fieldie.
Morris: Herbert.
Powell: Reginald Henry.*Professional Associates :—*Card: Henry.
Powell: Hubert John.SUSSEX—*continued.*

PETWORTH.

*Fellows :—*Taylor: Matthew.
Watson: Herbert Edward.

RYE.

Fellow :—

Vidler: James Coleman.

SEAFORD.

Fellow :—

Turner: William Webb.

SOUTHWATER.

Fellow :—

Smith: Sidney.

UCKFIELD.

Fellow :—

Colgate: Thomas.

Professional Associate :—

Scarlett: Harry.

WORTHING.

Fellow :—

Moore: Frederic.

WARWICKSHIRE.

ALCESTER.

Fellow :—

Raikes: Col. George Whittington.

BIRMINGHAM.

*Fellows :—*Arnold: William.
Bettridge: Edward.
Clarke: Richard.
Couchman: Robert Edward.
Fowler: Gerard Edmund.
Fowler: Henry.
Fowler: Richard.
Gibson: Denston.
Godfrey: Robert.
Grimley: Edwin Fearn.
Grimley: Thomas.
Hedley: Robert Wilkin.
Hendriks: Henry.
Holbeche: Robert Neville.
Ludlow: Walter Robert.
Mason: William Arthur.
Mathews: George Spencer.
Mathews: William.*Member of Council.*Pemberton: Charles Oliver Paget.
Robins: William Henry.
Roderick: John.
Smith: Frank.
Smith-Ryland: Charles Alston.
Williams: Edward.
Willmot: Francis.
Willmot: George Dyott.
Willmot: John.

HENLEY-IN-ARDEN.

Fellow :—

Couchman: Henry Boteler.

LEAMINGTON.

Fellow :—

Fayerman: George Metcalfe.

WARWICKSHIRE—*continued.*

LEEK WOOTTEN.

Fellow :—

Donne: Henry.

Professional Associate :—

Collyer: Daniel William.

MILVERTON.

Fellow :—

Smith: Frank William.

WARWICK.

Fellows :—

Fosbery: William Thomas Exham.

Margetts: John William.

Smith-Ryland: Charles Alston.

WESTMORELAND.

KENDAL.

Fellow :—

Webster: Alexander.

KIRKBY LONSDALE.

Fellow :—

Punchard: Frederick.

MILNTHORPE.

Fellow :—

Holme: John.

WILTSHIRE.

CHIPPENHAM.

Fellows :—

Holloway: Thomas.

Marshall: Lionel Hasler.

Napier: Henry Burroughes.

Smith: Henry Herbert.

Watkins: Robert Arundel.

DEVIZES.

Fellow :—

Canning: William Browne.

DOWNTON.

Fellows :—

Squarey: Elias Pitts,

Past-President.

Squarey: Newell William Pitts.

Associate :—

Fream: William.

MARLBOROUGH.

Fellow :—

Jeans: Mark.

OARE.

Professional Associate :—

Puckridge: Percival Martin.

PEWSEY.

Fellow :—

Ferris: George.

WILTSHIRE—*continued.*

SALISBURY.

Fellows :—

Bath: Fred.

Canning: William Browne.

Gater: Caleb William.

Hannen: Reginald St. John.

Rawlence: Ernest Alfred.

Rawlence: James.

Rigden: Henry William.

Rigden: John Lambe.

Squarey: Elias Pitts,

Past-President.

Squarey: Newell William Pitts.

Turnbull: Thomas John.

SWINDON.

Fellows :—

Bishop: Charles.

Pritchett: Ellis Herbert.

TISBURY.

Fellows :—

Combes: Cyrus.

Lightfoot: Henry Le Blanc.

Parsons: Frank Donisthorpe.

TROWBRIDGE.

Fellow :—

Foley: John Howard.

WARMINSTER.

Fellows :—

Cruse: Edmund.

Jones: Henry Parr.

WORCESTERSHIRE.

BARNT-GREEN.

Fellow :—

Tomson: James John.

EVESHAM.

Fellows :—

Righton: Edward Grantham.

Smith: William.

DROITWICH.

Fellow :—

Green: John.

STOURBRIDGE.

Fellows :—

Fiddian: William.

King: Henry.

Professional Associate :—

Barratt: Harry.

STOURPORT.

Fellow :—

Clarke: Alfred Dudley.

WORCESTER.

Fellows :—

Buck: Albert,

Member of Council.

Buck: Herbert Wilson.

YORKSHIRE.

BARNSELY.

Fellow :—

Wade: John.
Professional Associate :—
 Wade: Henry.

BEDALE.

Fellow :—

Clarke: Christopher.

BINGLEY.

Fellow :—

Armistead: Richard.

BRADFORD.

Fellows :—

Cowgill: William.
 Smith: Joseph.
 Smith: Wheeler.

BRIDGEHOUSE.

Fellow :—

Armytage: George John.

COPLEY.

Professional Associate :—

Child: Edmund Herbert.

DONCASTER.

Professional Associate :—

Peace: Alfred Lindley.

DRIGHLINGTON.

Fellow :—

Clare: Edward Lovell.

GOOLE.

Professional Associate :—

Tudor: Edward Charles Buchanan.

GUISBROUGH.

Fellow :—

Clarke: John William.

HALIFAX.

Fellows :—

Horsfall: Richard.
 Horsfall: Richard Edgar.

Professional Associate :—

Hebblethwaite: Charles Henry.

HARROGATE.

Fellow :—

Dent: Ralph John.

HUDDERSFIELD.

Fellows :—

Abbey: Joe Burman.
 Brook: James.

Professional Associates :—

Demetriadi: Thomas Marsden.
 Shaw: Arthur.

HULL.

Fellows :—

Botterill: William.
 Fryer: George.
 Hebblethwaite: Louis.
 Tiffen: John Henry.
 Tiffen: Joseph.
 Todd: William Henry.
 Wellsted: William Henry.

YORKSHIRE—continued.

LEEDS.

Fellows :—

Cundy: Hubert John.
 Gott: Frank.
 Hepper: John.
 Jones: James William.
 Newsam: Samuel Waterhouse.
 Oldroyd: Linley.
 Richardson: John.

NORTON.

Fellow :—

Abbott: Robert Thomas G.

PENISTONE.

Professional Associate :—

Hinchcliffe: John, Jun.

PONTEFRACT.

Professional Associate :—

Watson: John, Junr.

REDCAR.

Fellow :—

Rutherford: James.

SCARBOROUGH.

Professional Associate :—

Bower: Arthur Wentworth Chivers.

SHEFFIELD.

Fellows :—

Flockton: Thomas James.
 Fowler: Frederick.
 Fowler: Reginald William.
 Innocent: Charles John.
 Marshall: Peter.
 Scargill: Alfred.

WAKEFIELD.

Fellows :—

Kaye: John Edward.
 Massie: Frank.

Professional Associate :—

Kaye: Edward Percival.

WETHERBY.

Fellow :—

Cundy: Hubert John.

YORK.

Fellows :—

Cox: Edward Samuel.
 Clutton: William James.
 Fryer: George.
 Watson: Herbert Edward.

Professional Associates :—

Kerr: Arthur Herbert.
 Lee: George Cansfield.

IRELAND.

DUBLIN.

DUBLIN.

Fellow :—
 Grey : Charles Grey.
 Millward : Isaac.

SCOTLAND.

DUMBARTON.

KILMARNOCK.

Professional Associate :—
 Henderson : Richard.

FORFARSHIRE.

DUNDEE.

Fellow :—
 Buchan : Thomas.

LANARKSHIRE.

BRAEHEAD.

Fellow :—
 Duke : Freke Guy Rashleigh.

GLASGOW.

Fellows :—
 Binnie : Thomas.
 Smellie : Thomas Davies.

SUTHERLANDSHIRE.

GOLSPIE.

Fellow :—
 McLean : Donald.

WALES.

CARMARTHENSHIRE.

LLANDILO.

Fellow :—
 Davies : John Morgan.

CARMARTHENSHIRE—continued. □

LLANELLY.

Fellows :—
 Griffiths : William.
 Rosser : William.

CARNARVONSHIRE.

BANGOR.

Fellow :—
 Dew : William Arthur.

CRICCIETH.

Fellow :—
 Jones : Walter Butler Clough.

LLANDUDNO.

Fellow :—
 Gillart : David.

PORTMADOC.

Fellow :—
 Roberts : Thomas.

DENBIGHSHIRE.

DENBIGH.

Fellow :—
 Clough : Richard Charles Butler.

FLINTSHIRE.

MOSTYN QUAY.

Fellow :—
 Pickering : William Cloves.

GLAMORGANSHIRE.

BRITON FERRY.

Fellow :—
 Hunter : William Havard.

CARDIFF.

Fellows :—
 Blosse : Edward F. Lynch.
 Brown : Thomas Forster.
 Corbett : Edwin Wortley Montagu.
 Waring : Charles Edward.
 Waring : Thomas.

ELY.

Fellow :—
 Phillips : Frederick Hamilton.

NEATH.

Fellow :—
 Sheppard : Osborne.

LLANDAFF.

Fellow :—
 Williams : William Herbert.
Professional Associate :—
 David : Edmund Ussher.

GLAMORGANSHIRE—*continued*.

ST. FAGANS.

Fellow :—
Forrest Robert.

SWANSEA.

Fellow :—
Price : Francis Holborrow Glynn.
Professional Associate :—
Bellingham : Archibald Turner.

MERIONETHSHIRE.

BALA.

Fellow :—
Williams : John.

MONTGOMERYSHIRE.

KERRY.

Fellows :—
Birch : Walter de Hoghton.
Poundley : John Edward.
Professional Associate :—
Swetenham : Henry.

LLANIDLOES.

Fellows :—
Grant : James.
Powell : Evan.

MACHYNLLETH.

Fellow :—
Gillart : Richard.

NEWTOWN.

Fellow :—
Owen : William Scott.

WELCHPOOL.

Fellow :—
Addie : William Forrester.

PEMBROKESHIRE.

HAVERFORDWEST.

Fellows :—
Owen : Thomas Henry.
Owen : Thomas Rule.

RADNORSHIRE.

GLASBURY.

Professional Associate :—
Gunter : James.

RHAYADER.

Fellow :—
Williams : Stephen William.

FOREIGN PARTS.

BRITISH HONDURAS.

Fellows :—
Allan : Gordon.
Usher : Alfred.

CEYLON.

Professional Associate :—
Thornton : William Henry.

CHINA.

Fellow :—
Hancock : William St. John Hü.

COSTA RICA.

Professional Associate :—
Satchell : Charles.
Associate :—
Jongh : John Isidore de.

GRAND CANARY.

Professional Associate :—
Wight : Norman.

JOHANNESBURG.

Fellow :—
Farrar : Sidney Howard.

MELBOURNE.

Professional Associate :—
Morgan : Alfred Walker.

NATAL.

Fellow :—
Rigden : John Lambe.

STRAITS SETTLEMENTS.

Fellow :—
Arch : Arthur Joseph Edwin.

QUEENSLAND.

Professional Associate :—
Callendar : William Jackson.

SYDNEY.

Fellow :—
Vernon : Walter Liberty.







